AGENDA

HOUSING AND COMMUNITY DEVELOPMENT (HCD) COMMISSION REGULAR MEETING

THURSDAY, NOVEMBER 7, 2024
7:00 P.M.
COUNCIL CHAMBERS
555 SANTA CLARA STREET
VALLEJO, CA 94590

Jared Bunde
S. Bre Jackson, Chair
Cassandra James
Tonia Lediju, Vice Chair
Dennis Patrick

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

IMPORTANT NOTICE REGARDING THE NOVEMBER 7, 2024 HCD COMMISSION 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
- Via Zoom (https://ZoomRegular.Cityofvallejo.net)
- Via phone, by dialing (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to digitally raise your hand from the phone

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
- Join the Zoom webinar: https://ZoomRegular.Cityofvallejo.net

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 Department, 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)
LinkedIn: Linkedin.com/company/city-of-vallejo
Sign up to receive City Communications via e-mail (www.cityofvallejo.net/subscribe)
Sign up for emergency alerts at: alertsolano.com

	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 Department may be contacted as follows: Tel: (707) 553-7204, 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. OATH OF NEW OFFICE FOR NEW MEMBER LAWANDA SMITH

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. PRESENTATIONS - None.

6. REPORT OF THE CITY COUNCIL LIAISON

The City Council Liaison may, from time to time, wish to make announcements and report on items of activity that may be of interest to the Commission and the general public.

7. COMMUNITY FORUM

The Community Forum is an opportunity to address the Commission on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Commission to resolve. 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 may do so:

- *In-person by signing in to the Public Speaker's kiosk located in the back of the Council Chambers*
- *By Zoom: (https://ZoomRegular.Cityofvallejo.net),*
- *By Phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to raise your hand digitally from the phone.*

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

8. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Members of the public wishing to address the Commission on Consent Calendar items may do so:

- *In-person by signing in to the Public Speaker's kiosk located in the back of the Council Chambers*
- *By Zoom: (https://ZoomRegular.Cityofvallejo.net),*
- *By Phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to raise your hand digitally from the phone.*

Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.02.310. Requests for removal of Consent Items received from the public are subject to approval by a majority vote of the commission. Items removed from the Consent Calendar will be heard immediately after approval of the Consent Calendar and the Agenda. In-person speakers will be recognized first.

9. CONSENT CALENDAR AND APPROVAL OF AGENDA

Upon motion of any Commissioner, all items placed upon the consent calendar may be acted upon collectively, and each shall be deemed to have received the action recommended by the Secretary or City Attorney; except that if any Commissioner objects to the placement of an item on the consent calendar, or if any member of the public wishes to address the Commission on any such item, the item shall be removed from the consent calendar and shall be heard and acted upon in its proper place on the agenda as designated by the Presiding Officer.

A. APPROVAL OF AGENDA

After making changes in the agenda, if any, as permitted under these rules of order and procedure, the Commission shall approve the agenda which shall constitute the agenda of business to be considered at the meeting. The motion offered to approve the agenda shall include the adoption of the consent calendar.

B. APPROVAL OF MINUTES

1. October 3, 2024 – Regular (canceled)
2. October 7, 2024 – Special

C. OTHER CONSENT ITEMS - None

10. ACTION CALENDAR

Members of the public wishing to address the Commission on Action Calendar items may do so:

- *In-person by signing in to the Public Speaker's kiosk located in the back of the Council Chambers*
- *By Zoom: (https://ZoomRegular.Cityofvallejo.net),*
- *By Phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to raise your hand digitally from the phone.*

Each speaker is limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420. In-person speakers will be recognized first.

A. ADOPT A RESOLUTION APPROVING PROPOSED CHANGES TO THE HOUSING AUTHORITY OF THE CITY OF VALLEJO'S ADMINISTRATIVE PLAN FOR ITS HOUSING CHOICE VOUCHER (HCV) PROGRAM AND RECOMMEND APPROVAL OF THE REVISIONS TO THE HCV PROGRAM ADMINISTRATIVE PLAN BY THE HOUSING AUTHORITY BOARD OF THE CITY OF VALLEJO

The U.S. Department of Housing and Urban Development (HUD) provides guidance on the way the federally funded HCV Program must be administered in the form of federal regulations. Some of these regulations allow Housing Authorities to establish their policies to better work within local market conditions. Where Housing Authorities have this flexibility, HUD requires them to maintain an Administrative Plan that details how these policies will be addressed. The HACV may make changes to its Administrative Plan to align with regulatory updates and any discretionary policies according to 24 CFR 982.54. The HACV is releasing a proposed update to the 2024 HCV Program Administrative Plan.

For more information, a Staff Report is enclosed with the agenda packet.

Recommendation: Adopt a resolution approving proposed changes to the HACV's Administrative Plan for its HCV Program and recommend approval of the revisions to the HCV Program Administrative Plan by the Housing Authority Board of the City of Vallejo.

11. WRITTEN COMMUNICATIONS

Written communications from the public will be received and filed. Written communications regarding items on the agenda will be noted at the time the item is considered.

12. REGULAR REPORTS

A. REPORT OF THE SECRETARY

The Secretary may, from time to time, report on items that may be of interest to the Commission and the general public.

B. REPORT OF THE CITY ATTORNEY

The City Attorney may, from time to time, report on items that may be of interest to the Commission and the general public.

C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

The Presiding Officer and any Commissioner may, from time to time, wish to make certain announcements, request information from staff and report on items of activity that may be of interest to the Commission and the general public.

D. REPORT OF SUBCOMMITTEES - None

13. OTHER AGENDA ITEMS -None

14. 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 City of Vallejo Housing and Community Development Commission, at the time and in the manner prescribed by law and that this agenda was posted at Vallejo City Hall, 555 Santa Clara Street, Vallejo, California at 5:00 p.m. on November 4, 2024.

Dated: **November 4, 2024**

Chari Francisco, Secretary

City of Vallejo
Housing and Community Development Commission
Council Chambers
October 3, 2024

ACTION MINUTES

The October 3, 2024 meeting was canceled due to a lack of a quorum.

_____
S. BRE JACKSON, Chair

ATTEST:

_____
CHARI FRANCISCO, Secretary

City of Vallejo
Housing and Community Development Commission
Council Chambers
October 7, 2024

ACTION MINUTES

1. Call to Order

The Housing and Community Development (HCD) Commission of the City of Vallejo met in a special meeting at 8:05 p.m. on Monday, October 7, 2024.

2. Pledge of Allegiance

3. Roll Call

Present: Bunde, Jackson, James, Lediju, Patrick

Absent/Excused: None

Absent/Unexcused: None

Liaison: Councilmember Bregenzer, Absent

Staff: Chari Francisco, Administrative Manager/HCD Commission Secretary
Alicia M. Jones, Housing Director

4. Presentations

None

5. Report of the City Council Liaison

None

6. Community Forum

None

7. Public Comment Regarding Consent Calendar Items

None

8. Consent Calendar and Approval of the Agenda

A. Approval of Agenda

Lediju made the motion to approve the agenda. This was seconded by Bunde.

ROLL CALL:

Ayes: Bunde, Jackson, James, Lediju, Patrick

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: None

Absent/Unexcused: Commissioners: None

The motion passed unanimously, 5-0-0.

B. Approval of Minutes

1. August 1, 2024 – Regular
2. September 12, 2024 – Special

Patrick made a motion to approve the minutes. This was seconded by Bunde

ROLL CALL:

Ayes: Bunde, Jackson, James, Lediju, Patrick

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: None

Absent/Unexcused: Commissioners: None

The motion passed unanimously, 5-0-0.

C. Other Consent Items

None

9. Action Calendar

A. Recommendation For Project-Based Voucher Award and Agreement To Enter Into A Housing Assistance Payment Contract Execution for New Construction Project

Jones responded to questions from Commissioners.

Patrick made the motion to recommend through a resolution by the Housing and Community Development Commission to the Housing Authority of the City of Vallejo Housing Authority Board of Directors to award PBV ninety-seven project-based vouchers and approve the execution of the Project Based Voucher Agreement to Enter into a Housing Assistance Payment (AHAP) contract with Community Housing and Development Corporation for the properties located at 720, 726, and 759 Sonoma Blvd, Vallejo, CA 94590 commonly known as Sonoma Estates. This was seconded by Bunde.

ROLL CALL:

Ayes: Jackson, Lediju, Patrick

Noes: Bunde, James

Abstentions: Commissioners: None

Absent/Excused: Commissioners: None

Absent/Unexcused: Commissioners: None

The motion passed, 3-2-0.

B. Recommendation For Project-Based Voucher Awards and Housing Assistance Payment Contract Execution for Existing Housing Units

Bunde made the motion to recommend through a resolution by the Housing and Community Development Commission to the Housing Authority of the City of Vallejo Housing Authority Board of Directors to award PBV vouchers and approve the execution of the Project Based Voucher Housing Assistance Payment (HAP) contract with Sereno Village Associates L.P. and Vallejo Housing Collaborative, LLC, and recommend to ratify the awards listed below for existing housing conditioned upon the project meeting all HUD requirements and other required financing. This was seconded by Patrick.

Sereno Village Apartments:
Thirty-one (31) project-based vouchers (PBV) to Sereno Village Associates L.P. for Sereno Village Apartments located at 750 Sereno Drive, Vallejo, CA 94589.

Vallejo Housing Collaborative, LLC:
Two (2) project-based vouchers (PBV) as assigned to the following properties:

- One (1) PBV voucher located at Idora House 209 Idora Avenue, Vallejo, CA 94589
- One (1) PBV voucher located at Florida House 1215 Florida Street, Vallejo, CA 95490 (Jones corrected the original number of two (2)).

ROLL CALL:

Ayes: Bunde, Jackson, James, Lediju, Patrick

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: None

Absent/Unexcused: Commissioners: None

The motion passed unanimously, 5-0-0.

10. Written Communications

None

11. Regular Reports

A. Report of the Secretary

None

B. Report of the City Attorney

None

C. Report of the Presiding Officer and members of the Housing and Community Development Commission

James reported that a concert by a local artist was held at the Solano County Fairgrounds.

D. Report of Subcommittees

None

12. **Other Agenda Items**

None

13. Adjournment

There being no further business, at 9:06 p.m., the meeting was adjourned.

_____

S. BRE JACKSON, Chair

ATTEST:

_____

CHARI FRANCISCO, Secretary

City of VALLEJO California

ACTION CALENDAR 10.A.

DATE: November 7, 2024

TO: Chair and Commissioners
Housing and Community Development Commission

FROM: Alicia M. Jones, Housing Director

SUBJECT: ADOPT RESOLUTION APPROVING PROPOSED CHANGES TO THE HOUSING AUTHORITY OF THE CITY OF VALLEJO'S ADMINISTRATIVE PLAN FOR ITS HOUSING CHOICE VOUCHER (HCV) PROGRAM AND RECOMMEND APPROVAL OF THE REVISIONS TO THE HCV PROGRAM ADMINISTRATIVE PLAN BY THE HOUSING AUTHORITY BOARD OF THE CITY OF VALLEJO

RECOMMENDATION

Adopt a resolution approving proposed revisions to the Housing Authority of the City of Vallejo's Administrative Plan for its Housing Choice Voucher (HCV) Program and recommend approval of the revisions to the HCV Program Administrative Plan by the Housing Authority Board of the City of Vallejo.

REASONS FOR RECOMMENDATION

The Blue Oak Landing Project located at 2118 Sacramento Street, Vallejo, CA was approved for 74 project-based voucher units. The unit configuration was not identified in the Administrative Plan at the time of Housing Assistance Payment contract execution. The HACV's current Administrative Plan will be updated to reflect the unit configuration for Blue Oak Landing and will constitute a significant change to the waiting list and selection process in the Administrative Plan. Deviation from the waiting list and selection process is considered a significant change to the Administrative Plan and subject to the 45-day public comment period.

BACKGROUND AND DISCUSSION

The U.S. Department of Housing and Urban Development (HUD) provides guidance on the way the federally funded HCV Program must be administered in the form of federal regulations. Some of these regulations allow Public Housing Agencies (PHAs) or Housing Authorities to establish their own policies in order to better work within local market conditions. Where Housing Authorities have this flexibility, HUD requires them to maintain an Administrative Plan that details how these policies will be addressed.

The Administrative Plan is the governing document to administer the HCV Program. The HACV administers the Project Based Voucher (PBV) program, which is a component of the (HCV) program to provide housing subsidies for very-low and low-income households for up to twenty years. Families are admitted to the housing choice voucher program through the waiting list application and selection process.

Project-Based projects are allowed to establish a site-based waiting list that is maintained by the Housing Authority. Project-based units are categorized and occupied by eligible participants according to the project unit allocation and identified in the public housing authority administrative plan.

Deviation from the waiting list and selection process is considered a significant change to the Administrative Plan and subject to a 45-day public comment period.

The Blue Oak Landing Project located at 2118 Sacramento Street, Vallejo, CA was approved for a total of 74 project-based voucher units and the unit configuration was not clearly identified in the administrative plan at the time of HAP execution.

The Blue Oak Landing Project supports the following:

Twenty-three (23) units are restricted (set aside) for No Place Like Home (NPLH) for direct referrals to the Housing Authority through the Resource Connect/Coordinated Entry System. The NPLH Program serves populations with severe mental illness who are experiencing homelessness, at risk of homelessness, or chronic homelessness at the time of referral. Fifty-one (51) regular project-based voucher units are referred from the project-based waiting list and assigned to serve homeless or at-risk of homeless persons.

The current Administrative Plan will be updated to reflect the unit configuration for Blue Oak Landing and will constitute a significant change to the waiting list and selection process in the administrative plan.

The updates to the administrative plan warrant a 45-day public comment period and publication in the local newspaper. Public notices in English, Spanish, and Tagalog were published in the Vallejo Times Herald on October 25, 2024 and in Vallejo Weekly, a weekly publication highlighting departmental program and project updates, announcements, and more, to provide notice to the public regarding the availability of the proposed changes to the 2024 HCV Program Administrative Plan online at www.cityofvallejo.net under Our City, City Government, Vallejo Housing Authority, Vallejo Housing Authority Document Library, Administrative Plan, and at the HACV office located at 200 Georgia Street, Vallejo, CA 94590. The public comment period began on October 25, 2024, through 4:00 p.m. of December 10, 2024.

The Housing Authority Board of the City of Vallejo will hold a public hearing at a special meeting to receive comments and adopt the proposed changes to the Administrative Plan on December 10, 2024, at 6:45 p.m. at the Vallejo City Council Chambers located at 555 Santa Clara St., Vallejo CA 94590.

FISCAL IMPACT

This action does not require funding. In addition, HACV receives its funding entirely from HUD; therefore, this action will have no fiscal impact on the City of Vallejo's General Fund.

ENVIRONMENTAL REVIEW

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

ATTACHMENTS

1. Resolution Approving Revisions to the HACV's HCV Program Administrative Plan
2. Proposed Revisions to the HCV Program Administrative Plan
3. Public Notices dated October 25, 2024, in English, Spanish, and Tagalog

CONTACT

Alicia M. Jones, Housing Director, (707) 648-4408, Alicia.Jones@cityofvallejo.net

RESOLUTION

WHEREAS, the Housing Authority of the City of Vallejo (HACV) maintains a single waiting list for the Housing Choice Voucher (HCV) Program and may establish a separate waiting list for Project-Based Voucher units; and

WHEREAS, the HACV HCV waiting list must be organized to accurately identify and select families for assistance in the proper order, according to the admissions policies; and

WHEREAS, the Blue Oak Landing Project received a total of 74 project-based vouchers; and

WHEREAS, the HACV established and managed separate waiting lists for Blue Oak Landing; and

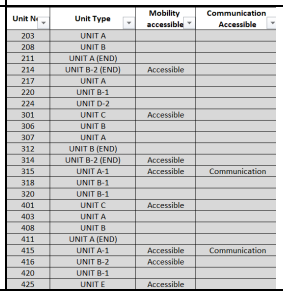
WHEREAS, twenty-three (23) units were made available and allocated to No Place Like Home with direct referrals from Resource Connect/Coordinated Entry Program; and

WHEREAS, for No Place Like Home serves individuals with severe mental illness who are experiencing homelessness, at risk of homelessness or chronic homelessness at the time of referral; and

WHEREAS, the remaining fifty-one (51) units are occupied by individuals referred by the HACV from the regular project-based waiting list; and

WHEREAS, the unit configuration for Blue Oak Landing was not clearly identified in the administrative plan upon Housing Assistance Payment contract execution; and

NOW, THEREFORE, BE IT RESOLVED that the Housing and Community Development Commission of the City of Vallejo recommends the approval by the Board of Directors of the Housing Authority of the City of Vallejo of the revisions to the 2024 Administrative Plan waiting list and selection process for the Project Based Voucher Program to specify the unit allocation for set-aside units and to allocate twenty-three (23) PBV units to No Place Like Home.

<table>
<tr><th></th><th>Add(A);Change(C); Delete (D)</th><th>Chapter</th><th>Current Policy</th><th>New discretionary policy</th></tr>
<tr><td colspan="5">Chapter 17</td></tr>
<tr><td>17.VI.D. pg. 512</td><td>A</td><td>PBV: Selection from the waiting list (24 CFR 983.251)</td><td>VHA Policy
The VHA will provide a selection preference when required by the regulation (e.g.,
eligible in-place families, elderly families or units with supportive services, or mobility
impaired persons for accessible units).
The VHA may offer any additional preferences for the PBV program or for particular
PBV projects or units (see Exhibit 17-1).</td><td>VHA Policy
The VHA will provide a selection preference when required by the regulation (e.g.,
eligible in-place families, elderly families or units with supportive services, or mobility
impaired persons for accessible units).
The VHA may offer any additional preferences for the PBV program or for particular
PBV projects or units (see Exhibit 17-1). Continuum of Care Assisted Units
In addition to site-based waiting lists for each PBV property, VHA shall maintain a separate
wait list for units designated for assistance through the Continuum of Care's Coordinated Entry
System (CES). These units are required to be used to house homeless families that are in the
CES for housing assistance referral. When vacancies occur at the PBV properties in these
designated units, the owner shall request a suitable referral from the Coordinated Entry System.
Once the owner has reviewed the application and accepted the referral for housing assistance, the
owner shall refer the family to VHA's initial eligibility team for program eligibility
determination and leasing. Families will only be placed on this waiting list if they are deemed
suitable for occupancy by the owner and immediately processed for intake.
This waiting list will not have a preference designation since all additions to the list will
immediately be designated for specific units within the PBV portfolio. The only qualifier will be
the date and time of the applicant's addition to the CES wait list. Units eligible for CES assistance and priority are as follows: Vallejo PSH, L.P. Blue Oak Landing property located at 2118 Sacramento Street, Vallejo, CA. This list may be modified from time to time to reflect new units added to the CES portfolio with
PBV designations</td></tr>
<tr><td colspan="3">List of 23 Units designated for the Coordinated Entry System (CES) for Blue Oak Landing</td><td colspan="2"> 
<table>
<tr><th>Unit N</th><th>Unit Type</th><th>Mobility accessible</th><th>Communication Accessible</th></tr>
<tr><td>203</td><td>UNIT A</td><td></td><td></td></tr>
<tr><td>208</td><td>UNIT B</td><td></td><td></td></tr>
<tr><td>211</td><td>UNIT A (END)</td><td></td><td></td></tr>
<tr><td>214</td><td>UNIT B-2 (END)</td><td>Accessible</td><td></td></tr>
<tr><td>217</td><td>UNIT A</td><td></td><td></td></tr>
<tr><td>220</td><td>UNIT B-1</td><td></td><td></td></tr>
<tr><td>224</td><td>UNIT D-2</td><td></td><td></td></tr>
<tr><td>301</td><td>UNIT C</td><td>Accessible</td><td></td></tr>
<tr><td>306</td><td>UNIT B</td><td></td><td></td></tr>
<tr><td>307</td><td>UNIT A</td><td></td><td></td></tr>
<tr><td>312</td><td>UNIT B (END)</td><td></td><td></td></tr>
<tr><td>314</td><td>UNIT B-2 (END)</td><td>Accessible</td><td></td></tr>
<tr><td>315</td><td>UNIT A-1</td><td>Accessible</td><td>Communication</td></tr>
<tr><td>318</td><td>UNIT B-1</td><td></td><td></td></tr>
<tr><td>320</td><td>UNIT B-1</td><td></td><td></td></tr>
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<tr><td>408</td><td>UNIT B</td><td></td><td></td></tr>
<tr><td>411</td><td>UNIT A (END)</td><td></td><td></td></tr>
<tr><td>415</td><td>UNIT A-1</td><td>Accessible</td><td>Communication</td></tr>
<tr><td>416</td><td>UNIT B-2</td><td>Accessible</td><td></td></tr>
<tr><td>420</td><td>UNIT B-1</td><td></td><td></td></tr>
<tr><td>425</td><td>UNIT E</td><td>Accessible</td><td></td></tr>
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Housing and Community Development Department · 200 Georgia Street · Vallejo · CA · 94590 · 707.648.4507

NOTICE OF DOCUMENT AVAILABILITY, PUBLIC COMMENT PERIOD, AND PUBLIC HEARING
HOUSING AUTHORITY OF THE CITY OF VALLEJO
PROPOSED 2024 HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN REVISION

DATE OF NOTICE: October 25, 2024

FOR MORE INFORMATION: Alicia M. Jones, Housing Director
(707) 648-4408 alicia.jones@cityofvallejo.net

The U.S. Department of Housing and Urban Development (HUD) provides guidance on the way the federally funded Housing Choice Voucher (HCV) Program must be administered in the form of federal regulations. Some of these regulations allow Housing Authorities to establish their policies to better work within local market conditions. Where Housing Authorities have this flexibility, HUD requires them to maintain an Administrative Plan that details how these policies will be addressed.

DOCUMENT AVAILABILITY

The Housing Authority of the City of Vallejo (HACV) is releasing a proposed update to the 2024 HCV Program Administrative Plan for public comment. A summary of the proposed change will be available for review beginning October 25, 2024, online at www.cityofvallejo.net under Our City, City Government, Vallejo Housing Authority, Vallejo Housing Authority Document Library, Administrative Plan, and at the HACV office located at 200 Georgia Street, Vallejo, CA 94590 during the hours of 9:00 a.m. through 12:00 p.m. and 1:00 p.m. through 4:00 p.m., Monday through Thursday. The HACV encourages and welcomes all program participants and the community at large to review the proposed updates to the 2024 HCV Program Administrative Plan.

PUBLIC COMMENT PERIOD

The public comment period **begins October 25, 2024, through December 10, 2024**. All comments must be received by Tuesday, December 10, 2024, at 4:00 p.m.

Written comments may be submitted via:

1. Email: alicia.jones@cityofvallejo.net, or
2. Mail: Attention: Alicia Jones, 200 Georgia St., Vallejo, CA 94590, or
3. Office Dropbox or Counter: Attention: Alicia Jones, 200 Georgia St., Vallejo, CA 94590

PUBLIC HEARING

The Housing Authority Board of the City of Vallejo will hold a public hearing at a special meeting to receive comments and adopt the proposed changes to the Administrative Plan on **December 10, 2024, at 6:45 p.m.** at the Vallejo City Council Chambers located at 555 Santa Clara St., Vallejo CA 94590.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City of Vallejo Housing and Community Development Department as follows: Tel: (707) 648-4507, Fax: (707) 648-5249, or by e-mail:Kenneth.torres@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. 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 Department · 200 Georgia Street · Vallejo · CA · 94590 · 707.648.4507

AVISO DE DISPONIBILIDAD DE DOCUMENTO, PERÍODO DE COMENTARIOS PÚBLICOS Y AUDIENCIA PÚBLICA
AUTORIDAD DE VIVIENDA DE LA CIUDAD DE VALLEJO
REVISIONES PROPUESTAS DEL PLAN ADMINISTRATIVO DEL PROGRAMA DE VALES DE ELECCIÓN DE VIVIENDA PARA 2024

FECHA DE AVISO: 25 de octubre de 2024

PARA MÁS INFORMACIÓN: Alicia M. Jones, Directora de Vivienda
(707) 648-4408, alicia.jones@cityofvallejo.net

El Departamento de Vivienda y Desarrollo Urbano de EE.UU. (HUD) brinda orientación sobre la forma en que se debe administrar el Programa de Vales de Elección de Vivienda (HCV), financiado con fondos federales, en forma de regulaciones federales. Algunas de estas regulaciones permiten a las Autoridades de Vivienda establecer sus propias políticas para funcionar mejor dentro de las condiciones del mercado local. Cuando las Autoridades de Vivienda tienen esta flexibilidad, HUD les exige que mantengan un Plan Administrativo que detalla cómo se abordarán estas políticas.

DISPONIBILIDAD DE DOCUMENTOS

La Autoridad de Vivienda de la Ciudad de Vallejo (HACV) está publicando una propuesta de actualizacion del Plan Administrativo del Programa HCV 2024 para comentarios del públicos. Un resumen de cambio propuesto y el Plan Administrativo del Programa HCV 2024 completo estarán disponibles para su revisión a partir del 25 de octubre de 2024, en línea en www.cityofvallejo.net bajo Our City, City Government, Vallejo Housing Authority, Vallejo Housing Authority Document Library, Administrative Plan, y en la oficina de HACV ubicada en 200 Georgia Street, Vallejo, CA 94590 durante el horario de 9:00 a.m. a 12:00 p.m. y 1:00 p.m. a 4:00 p.m., de lunes a jueves. El HACV alienta y da la bienvenida a todos los participantes del programa y a la comunidad en general a revisar las actualizaciones propuestas para el Plan Administrativo del Programa HCV 2024.

PERIODO DE COMENTARIOS PÚBLICOS

El período de comentarios públicos comienza el **25 de octubre de 2024 hasta el 10 de diciembre de 2024**. Todos los comentarios deben recibirse antes del martes 10 de enero de 2024 a las 4:00 p. m.

Los comentarios escritos podrán enviarse a través de:

1. Correo electrónico: alicia.jones@cityofvallejo.net, o
2. Correo: Atención: Alicia M. Jones, 200 Georgia St., Vallejo, CA 94590, o
3. Buzón o mostrador de la oficina: Atención: Alicia M. Jones, 200 Georgia St., Vallejo, CA 94590

AUDIENCIA PÚBLICA PUBLIC HEARING

La Junta de la Autoridad de Vivienda de la Ciudad de Vallejo llevará a cabo una audiencia pública en una reunión especial para recibir comentarios y adoptar los cambios propuestos al Plan Administrativo

el 10 de diciembre de 2024, a las 6:45 p.m. en la Cámara del Concejo Municipal de Vallejo ubicada en 555 Santa Clara St., Vallejo CA 94590.

De conformidad con la Ley de Estadounidenses con Discapacidades, si necesita asistencia especial para participar en esta reunión, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario de la Ciudad de Vallejo de la siguiente manera: Tel: (707) 648-4507, Fax: (707) 648-5249, o por correo electrónico: Kenneth.torres@cityofvallejo.net La notificación al menos 48 horas antes de una reunión permitirá a la Ciudad hacer arreglos razonables para garantizar la accesibilidad a esa reunión. Para obtener más información sobre este aviso público, las personas con discapacidad auditiva pueden llamar al Servicio de Retransmisión de California al 1-800-735-2922 sin TTY/TDD, o al 1-800-735-2929 con TTY/TDD.

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

PAUNAWA PARA SA AVAILABILITY NG DOKUMENTO, PANAHON NG PAMPUBLIKONG KOMENTO, AT PAMPUBLIKONG PAGDINIG
HOUSING AUTHORITY NG LUNGSOD NG VALLEJO
PANUKALANG PAGBABAGO SA 2024 HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN

PETSA NG PAUNAWA: Oktubre 25, 2024

PARA SA KARAGDAGANG IMPORMASYON: Alicia M. Jones, Housing Director
(707) 648-4408, alicia.jones@cityofvallejo.net

Ang U.S. Department of Housing and Urban Development (HUD) ay nagbibigay ng patnubay sa paraan kung paano dapat pangasiwaan ang pinondohang pederal na programa na Housing Choice Voucher (HCV) Program sa anyo ng mga pederal na regulasyon. Ang ilan sa mga regulasyong ito ay nagpapahintulot sa mga Housing Authorities na magtatag ng kanilang sariling mga patakaran upang mas gumana nang mahusay sa lokal na merkado. Kung saan ang mga Housing Authorities ay may ganitong flexibility, hinihiling ng HUD na panatilihin ang isang Administrative Plan na nagdedetalye kung paano tutugunan ang mga patakarang ito.

AVAILABILITY NG DOKUMENTO

Ang Housing Authority of the City of Vallejo (HACV) ay naglalabas ng panukalang pagbabago sa 2024 HCV Program Administrative Plan para sa pampublikong komento. Ang buod ng mga ipinapanukalang pagbabago ay magiging available para sa pagsusuri simula sa Oktubre 25, 2024, online sa www.cityofvallejo.net sa Our City, City Government, Vallejo Housing Authority, Vallejo Housing Authority Document Library, Administrative Plan at sa opisina ng HACV na matatagpuan sa 200 Georgia Street, Vallejo, CA 94590 sa mga oras na 9:00 a.m. hanggang 12:00 p.m. at 1:00 p.m. hanggang 4:00 p.m., Lunes hanggang Huwebes. Hinihikayat at tinatanggap ng HACV ang lahat ng kalahok sa programa at community-at-large na suriin ang mga ipinapanukalang pagbabago sa 2024 HCV Program Administrative Plan.

PANAHON NG PAMPUBLIKONG KOMENTO

Magsisimula ang panahon ng pampublikong komento mula Oktubre 25, 2024 hanggang Disyembre 10, 2024. Dapat matanggap ang lahat ng komento ika 4:00 p.m.Martes, Disyembre 10, 2024.

Ang mga nakasulat na komento ay maaring isumite sa pamamagitan ng:

1. Email: alicia.jones@cityofvallejo.net , o
2. Sulat: Atensyon: Alicia M. Jones, 200 Georgia St., Vallejo, CA 94590, o
3. Opisina: Atensyon: Alicia M. Jones, 200 Georgia St., Vallejo, CA 94590

PAMPUBLIKONG PAGDINIG

Ang Housing Authority Board ng Lungsod ng Vallejo ay magsasagawa ng pampublikong pagdinig at ng espesyal na pagpupulong upang makatanggap ng mga komento at pagtibayin ang mga ipinapanukalang

pagbabago sa Administrative Plan sa Disyembre 10, 2024, 6:45pm sa Vallejo City Council Chambers na matatagpuan sa 555 Santa Clara St., Vallejo CA 94590.

Bilang pagsunod sa Americans with Disabilities Act, kung kailangan mo ng espesyal na tulong para makilahok sa pulong na ito; mangyaring makipag-ugnayan sa City of Vallejo Housing and Community Development Division: Tel: (707) 648-4507, Fax: (707) 648-5249, o e-mail: Kenneth.Torres@cityofvallejo.net. Ang pag-abiso ng at least 48 hours bago ang isang pulong ay magbibigay-daan sa Lungsod na gumawa ng mga makatwirang pagsasaayos upang matiyak ang access sa pulong na iyon. 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 nang walang TTY/TDD, o 1-800-735-2929 na may TTY/TDD.