

**CITY OF VALLEJO
FIVE-YEAR CONSOLIDATED PLAN
FISCAL YEARS 2020-21 THROUGH 2020-24**

Executive Summary

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

1. Introduction

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

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

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

3. Evaluation of past performance

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

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

4. Summary of citizen participation process and consultation process

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

5. Summary of public comments

Two comments were received on "Open City Hall" prior to the drafting of the Consolidated Plan by staff. The comments supported mixed-income housing, City-wide economic development, and improving the quality of life in Vallejo.

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

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

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

7. Summary

No comments.

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The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator	VALLEJO	City Manager/Housing and Community Development Div	
HOME Administrator	VALLEJO	City Manager/Housing and Community Development Div	

Table 1 – Responsible Agencies

Narrative

No comments.

Consolidated Plan Public Contact Information

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

1. Introduction

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

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

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

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The HCD Manager sits on the Continuum of Care (CoC) Board for Solano County (Housing First Solano), as well as on the governing board of the Community Action Partnership Partnership of Solano (CAP Solano), a joint powers authority, to support Vallejo's ongoing work to address homeless and safety net service needs, and works with these entities to develop programs and supportive services to maintain a seamless continuum of care for the homeless. City staff provides technical assistance where necessary

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and appropriate to strengthen capacity and identify and secure resources, or assist agencies to access resources, to carry out the activities proposed in the Consolidated Plan's Strategic Plan.

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

Each year, CAP Solano receives housing project proposals for the homeless, including for permanent housing, transitional housing, and supportive services. The HUD Supportive Housing Program funds many of these programs on a competitive basis. For the last several years, the County of Solano has been successful in securing funding from HUD, the State, and private sources for homeless assistance centers, transitional housing, supportive services, and permanent housing. The City of Vallejo has been an active and participating member of the Continuum of Care in the County of Solano since its inception, and as noted above, the City's HCD Manager sits on the CoC Board. This provides guidance as to the City's choice of priority needs and funding allocations.

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

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Table 2 – Agencies, groups, organizations who participated

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

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

Not applicable.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Vallejo Housing Element	Housing Element was updated in 2015 for the 2015-2023 period; certain affordable housing goals are the same.

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Vallejo Housing Strategy	HCD Division, City of Vallejo	Housing policy for the City for all income groups is scheduled for adoption by the City Council in 2020-21; certain affordable housing goals will be the same, including expanding resources for the homeless population.

Table 3 – Other local / regional / federal planning efforts

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

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

Narrative (optional):

No comments.

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

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

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-targeted/broad community	No comments were received at the public hearings on January 23, 2020, and July 8, 2020.	No comments were received at the public hearings on January 23, 2020, and July 8, 2020.	No comments were received at the public hearings on January 23, 2020, and July 8, 2020.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Non-targeted/broad community	Three comments were received via an on-line public forum, prior to drafting the Consolidated Plan.	Comment focused on the need for mixed-income housing, more economic development, and quality of life issues, prior to drafting the Consolidated Plan.	Economic development has not been identified as a high priority for the 2020-2024 Consolidated Plan period. The other comments were accepted.	

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

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

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

Summary of Housing Needs

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

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

Table 5 - Housing Needs Assessment Demographics

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

Number of Households Table

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

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

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Housing Needs Summary Tables

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

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

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

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

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

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

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

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3. Cost Burden > 30%

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

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

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

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

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5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	225	265	260	75	825	19	60	90	40	209
Multiple, unrelated family households	10	75	19	19	123	10	10	114	45	179
Other, non-family households	15	55	40	0	110	0	0	0	0	0
Total need by income	250	395	319	94	1,058	29	70	204	85	388

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

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

Table 12 – Crowding Information – 2/2

Data Source:
Comments:

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

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

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

Based on national estimates: (1) seven percent of Vallejo's population ages 16 to 64 is physically disabled, and these persons are more likely to have a high need for affordable housing, due to their

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more severe condition and reduced employment opportunities, and (2) eleven percent of Vallejo's population are victims of domestic violence.

What are the most common housing problems?

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

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

Homeless persons, and persons at risk of homelessness.

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

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

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

No estimate is available.

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

Extreme cost burden.

Discussion

No comments.

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

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

Introduction

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

0%-30% of Area Median Income

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

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

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

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Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	540	175	0
American Indian, Alaska Native	30	4	0
Pacific Islander	0	0	0
Hispanic	1,110	145	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

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

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

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80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,660	2,050	0
White	555	810	0
Black / African American	365	410	0
Asian	345	340	0
American Indian, Alaska Native	0	0	0
Pacific Islander	45	0	0
Hispanic	320	435	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

No comments.

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NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

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

Introduction

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

0%-30% of Area Median Income

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

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

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

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Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	820	450	0
Asian	325	390	0
American Indian, Alaska Native	30	4	0
Pacific Islander	0	0	0
Hispanic	760	490	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

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

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

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80%-100% of Area Median Income

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

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

No comments.

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

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

Introduction:

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

Housing Cost Burden

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

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

No comments.

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

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

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

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

None.

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

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

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NA-35 Public Housing – 91.205(b)

Introduction

No comments.

Totals in Use

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

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

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Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	14,532	13,042	14,517	8,502	0
Average length of stay	0	0	0	7	0	7	0	0
Average Household size	0	0	0	2	2	2	1	0
# Homeless at admission	0	0	0	4	0	0	4	0
# of Elderly Program Participants (>62)	0	0	0	399	1	396	1	0
# of Disabled Families	0	0	0	683	6	671	2	0
# of Families requesting accessibility features	0	0	0	2,088	20	2,041	13	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	396	2	385	5	0	0
Black/African American	0	0	0	1,568	15	1,537	8	0	0
Asian	0	0	0	79	1	76	0	0	0
American Indian/Alaska Native	0	0	0	20	0	20	0	0	0
Pacific Islander	0	0	0	25	2	23	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	146	1	143	1	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

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

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

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

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

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

Discussion

No comments.

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NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

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

Homeless Needs Assessment

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

Table 26 - Homeless Needs Assessment

Data Source Comments:

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Indicate if the homeless population Has No Rural Homeless
is:

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

Nature and Extent of Homelessness: (Optional)

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

Data Source

Comments:

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

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

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

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

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

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

Discussion:

No comments.

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

Introduction:

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

Describe the characteristics of special needs populations in your community:

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

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

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

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

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

Discussion:

No comments.

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

Describe the jurisdiction's need for Public Facilities:

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

How were these needs determined?

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

Describe the jurisdiction's need for Public Improvements:

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

How were these needs determined?

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

Describe the jurisdiction's need for Public Services:

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

How were these needs determined?

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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

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

Introduction

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

All residential properties by number of units

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

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

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

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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

See Exhibit 1, attached.

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

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

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

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

Describe the need for specific types of housing:

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

Discussion

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

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

Introduction

No comments.

Cost of Housing

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

Table 29 – Cost of Housing

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

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

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

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

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

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

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

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

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

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

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

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

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

Discussion

No comments.

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

Introduction

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

Definitions

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

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

Condition of Units

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

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

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

Table 34 – Year Unit Built**Data Source:** 2011-2015 CHAS**Risk of Lead-Based Paint Hazard**

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

Table 35 – Risk of Lead-Based Paint**Data Source:** 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)**Vacant Units**

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

Table 36 - Vacant Units**Data Source:** 2005-2009 CHAS**Need for Owner and Rental Rehabilitation**

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

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

At least 125 housing units.

Discussion

No comments.

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

Introduction

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

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0		2,292	21	2,271	13	0	0
# of accessible units									

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

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

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

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

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

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

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

Discussion:

No comments.

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

Introduction

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

Facilities and Housing Targeted to Homeless Households

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

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

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

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

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

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

Introduction

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

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

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

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

No comments.

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

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

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Not applicable.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

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

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

Introduction

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

Economic Development Market Analysis

Business Activity

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

Table 40 - Business Activity

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

Labor Force

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

Table 41 - Labor Force

Data Source: 2011-2015 ACS

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

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

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

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

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

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

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

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

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

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

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

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

Describe the workforce and infrastructure needs of the business community:

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

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

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

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

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

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

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

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

No

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

No comments.

Discussion

No comments.

MA-50 Needs and Market Analysis Discussion

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

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

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

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

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

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

Are there any community assets in these areas/neighborhoods?

There are no significant community assets.

Are there other strategic opportunities in any of these areas?

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

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

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

No comments.

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

No comments.

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

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

No comments.

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

No comments.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

Geographic Area

Table 47 - Geographic Priority Areas

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

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

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

General Allocation Priorities

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

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

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

Priority Needs

Table 48 – Priority Needs Summary

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

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

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

No comments.

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

Influence of Market Conditions

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

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

No comments.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,050,958	15,000	2,300,000	3,365,958	4,263,832	Public facility, social services, and program administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	610,825	100,000	3,700,000	4,410,825	2,843,300	CHDO, mortgage assistance, TBRA, and program administration.
Other	private	Public Services	1,000,000	0	0	1,000,000	5,200,000	Private financing from three health care providers to support operation of Homeless Navigation Center.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Funding sources that may be used to implement the Plan include but are not limited to: (1) federal Housing Choice Voucher funds for rental assistance; (2) federal HOME Program, federal NSP, bond financing, low-income housing tax credits, private donations, and owner's funds, for mortgage assistance, and new construction of affordable rental and for-ownership (workforce) housing; (3) a variety of private, State, and federal funds to enable non-profit agencies to provide emergency shelter, supportive services, and transitional housing; and (4) City of Vallejo

CDBG Program funds for the establishment of a public facility (Homeless Navigation Center), and for social services to meet basic human needs. HOME Program funds that are used for project costs will be matched by Housing Successor Agency funds.

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

2118 and 2134-36 Sacramento Street, Vallejo, on a 1.34-acre site, to construct 75 permanent supportive housing units in partnership with Eden Housing; and 5 Midway Street, Vallejo, a vacant parcel approximately two acres in size, to construct a public facility that will be used as a Homeless Navigation Center.

Discussion

No comments.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF VALLEJO	Government	Homelessness Non-homeless special needs Ownership Planning public facilities public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The major strength of the delivery system will be that the work of the City, the VHA, and non-profit and for-profit entities will be closely coordinated. Gaps in the delivery system are anticipated to be minimal, and will be related to a lack of resources to implement needed activities or to expand programs, rather than inadequate institutional capacity.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care			
Education			
Employment and Employment Training	X	X	

Healthcare	X	X	
HIV/AIDS			
Life Skills		X	
Mental Health Counseling	X	X	
Transportation		X	X
Other			
Navigation Center	X		

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

In approving the 2020-24 Consolidated Plan, the City has identified homeless persons as a priority #2. During this planning period, (1) the City will disperse funds for the establishment of 75 new permanent supportive housing units for homeless individuals, and (2) the construction of a public facility to be used a Homeless Navigation Center that will assist up to 125 persons annually. Emergency support facilities and services will also be provided to 125 homeless persons yearly, by non-profit agencies.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Homeless navigation services, and permanent supportive housing units, are needed.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will be a participating member of the Continuum of Care (CoC) in the County of Solano, and the HCD Manager sits on the CoC Board (Housing First Solano); this collaboration provides guidance as to the City's choice of priority needs and funding allocations. The City will also continue its membership and hold a seat on the governing board of a joint powers authority, Community Action Partnership (CAP) Solano, which develops housing project proposals and safety net services for the homeless, including permanent housing, transitional housing, and supportive services.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Permanent Supportive Housing	2020	2024	Affordable Housing	Central City	Affordable Housing	CDBG: \$550,000 HOME: \$2,100,000	Rental units constructed: 75 Household Housing Unit
2	Sonoma Estates Housing Project	2021	2023	Affordable Housing	South Vallejo	Affordable Housing	CDBG: \$550,000	Homeowner Housing Added: 11 Household Housing Unit
3	Homeless Navigation Center	2020	2023	Homeless	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Community Development	CDBG: \$1,400,000 Private Foundations: \$6,200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
4	Non-Homeless Special Needs Services	2020	2024	Non-Homeless Special Needs	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Community Development	Private Foundations: \$1,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Social Services	2020	2024	Non-Housing Community Development	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Community Development	CDBG: \$800,000	Public service activities other than Low/Moderate Income Housing Benefit: 6250 Persons Assisted
6	TBRA	2020	2024	Affordable Housing	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Affordable Housing	HOME: \$1,000,000	Tenant-based rental assistance / Rapid Rehousing: 90 Households Assisted
7	Homebuyer Assistance	2020	2024	Affordable Housing	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Affordable Housing	HOME: \$750,000	Direct Financial Assistance to Homebuyers: 25 Households Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Permanent Supportive Housing
	Goal Description	Assist in construction of 75 units of permanent supportive housing for homeless individuals.
2	Goal Name	Sonoma Estates Housing Project
	Goal Description	Construction of eleven for-ownership affordable (workforce) housing units for first time homebuyers, using NSP funds.
3	Goal Name	Homeless Navigation Center
	Goal Description	Construction of a public facility to be used as a Homeless Navigation Center to serve up to 125 homeless individuals annually, with 75 percent exiting into another suitable housing arrangement annually.
4	Goal Name	Non-Homeless Special Needs Services
	Goal Description	Emergency support services and facilities for 125 persons annually who are not homeless but have special needs, by non-profit agencies.
5	Goal Name	Social Services
	Goal Description	Assist 1,250 extremely low- and low-income persons each year with social services to meet their basic human needs.
6	Goal Name	TBRA
	Goal Description	Temporary tenant-based rental assistance for persons who are homeless or are at-risk of becoming homeless; up to eighteen households each year.
7	Goal Name	Homebuyer Assistance
	Goal Description	Homebuyer loans and closing cost grants for up to five first time homebuyers each year.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Annually, 2,348 households will be provided with affordable housing, as follows: (1) extremely low-income: 1,289; (2) very low-income: 516; and (3) low-income: 543.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Not applicable. The jurisdiction does not own or administer any public housing.

Activities to Increase Resident Involvements

Not applicable. The jurisdiction does not own or administer any public housing.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

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

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

(1) Development costs may be reduced through fee subsidies, property acquisition, rehabilitation, and other mechanisms. (2) The cost of public facility improvements (e. g., a Homeless Navigation Center), in neighborhood target areas will be supported with CDBG Program and private or in-kind funds. (3) The City will work with a non-profit partner to expand opportunities for very low- and low-income first time homebuyers. (4) The City uses an environmental review planning process for the development of large geographic areas, that includes an expedited CEQA review for projects within a Specific Project Area, which reduces EIR and pre-development costs,

SP-60 Homelessness Strategy – 91.215(d)

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

The City will establish a Homeless Navigation Center on a vacant City-owned parcel in order to assist the homeless persons that the City and homeless service providers encounter.

Addressing the emergency and transitional housing needs of homeless persons

The City will provide CDBG Program funds for a Homeless Navigation Center, and to non-profit agencies serving special needs populations, e. g., The House of Acts, a sober living residency program for adult men, and adult women, who are on parole.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City and the Housing Successor Agency will work with Eden Housing, Inc. to construct 75 units of permanent supportive housing for homeless individuals.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

CDBG Program funds will be allocated to support The House of Acts.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Lead-based paint educational materials, inspections, and referrals will be made available to VHA Housing Choice Voucher participants, and participating rental property owners, as well as to prospective first time homebuyers or housing rehabilitation loan recipients.

How are the actions listed above related to the extent of lead poisoning and hazards?

It is estimated that at least 125 households in the City may contain lead hazards. The activities noted in the previous response will help to arrest and reduce lead-based paint in the housing stock within the community during the life of the Plan.

How are the actions listed above integrated into housing policies and procedures?

Contractors performing work on City-assisted affordable housing units must be lead-certified, per HUD requirements.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Through direct assistance, and indirect benefit from neighborhood and public facility improvements. Strategies will include such things as: targeting resources to programs and activities benefitting extremely low- and low-income households; and encouraging supportive service linkages with job training, education, and employment services for families and individuals living in poverty. The VHA shares information and targets supportive services, where possible, on behalf of its FSS Program participants; supporting programs and activities that enhance family functioning, skill development, and educational opportunities for children, young adults, and parents; developing programs and facilities to fill gaps in the continuum of care for homeless persons, including homeless prevention and permanent supportive housing.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

CDBG Program funds will be allocated for substance abuse prevention and recovery, and homeless case management and information and referral. These programs are intended to remove obstacles to self-sufficiency. In past years, the City has allocated funds in support of emergency shelter expansion, and operating and renovating sober living facilities and domestic violence shelters, for the homeless and other low-income populations. Case management and supportive services offered by the agencies operating these facilities are geared to stabilizing the individual's or family's situation, through a combination of life skills training, including parenting skills, and the development of a plan for education, job training, job search, resume preparation, computer literacy, and eventually, permanent housing.

SP-80 Monitoring – 91.230

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

Pursuant to the HCD Division's CDBG Program and HOME Program Policy and Procedures Manual(s), the City will conduct monitoring reviews to determine whether programs are in accordance with this Plan and HUD requirements, are timely, and that information entered into IDIS is correct and complete, including the CAPER. Quarterly and annual progress reports required by funding sources will also be completed. Information on VHA expenditures and the lease-up rate will be submitted monthly into HUD's Voucher Management System (VMS). The City will also compile, periodically, inventories of any current development projects, ascertain vacancy rates, and conduct rent surveys for purposes of rent reasonableness.

The City will prepare an annual report on progress made through all housing programs, as required by the Housing Element of its General Plan. The City's Planning Division will implement this in conjunction with its annual review of Housing Element implementation.

The City anticipates receiving inquiries from minority and women-owned businesses, contractors, and subcontractors who wish to participate in the City's federally-assisted affordable housing development programs. They will be sent a copy of the program's contractor's list, and subcontractors will be encouraged to contact each general contractors on the list for work. The City's minority outreach efforts will include such things as: (1) sending or posting copies, as applicable, of plans and specifications for federally-funded programs and projects to the City website and small business exchanges, and (2) including MBE/WBE language in all public notices and advertisements, including periodically utilizing the City's local cable television access channel.

Expected Resources

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

Introduction

No comments.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,050,958	15,000	2,300,000	3,365,958	4,263,832	Public facility, social services, and program administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	610,825	100,000	3,700,000	4,410,825	2,843,300	CHDO, mortgage assistance, TBRA, and program administration.
Other	private	Public Services	1,000,000	0	0	1,000,000	5,200,000	Private financing from three health care providers to support operation of Homeless Navigation Center.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Funding sources that may be used to implement the Plan include but are not limited to: (1) federal Housing Choice Voucher funds for rental assistance; (2) federal HOME Program, federal NSP, bond financing, low-income housing tax credits, private donations, and owner's funds, for mortgage assistance, and new construction of affordable rental and for-ownership (workforce) housing; (3) a variety of private, State, and federal funds to enable non-profit agencies to provide emergency shelter, supportive services, and transitional housing; and (4) City of Vallejo CDBG Program funds for the establishment of a public facility (Homeless Navigation Center), and for social services to meet basic human

needs. HOME Program funds that are used for project costs will be matched by Housing Successor Agency funds.

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

2118 and 2134-36 Sacramento Street, Vallejo, on a 1.34-acre site, to construct 75 permanent supportive housing units in partnership with Eden Housing; and 5 Midway Street, Vallejo, a vacant parcel approximately two acres in size, to construct a public facility that will be used as a Homeless Navigation Center.

Discussion

No comments.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Permanent Supportive Housing	2020	2024	Affordable Housing	Central City	Affordable Housing		Rental units constructed: 75 Household Housing Unit
2	Homeless Navigation Center	2020	2023	Homeless		Community Development	CDBG: \$660,879	Other: 125 Other
3	Sonoma Estates Housing Project	2021	2023	Affordable Housing	South Vallejo	Affordable Housing	Private Foundations: \$550,000	Homeowner Housing Added: 11 Household Housing Unit
4	Non-Homeless Special Needs Services	2020	2024	Non-Homeless Special Needs	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Community Development	Private Foundations: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Social Services	2020	2024	Non-Housing Community Development	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Community Development	CDBG: \$187,548	Public service activities other than Low/Moderate Income Housing Benefit: 1250 Persons Assisted
6	Homebuyer Assistance	2020	2024	Affordable Housing	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Affordable Housing	HOME: \$300,000	Direct Financial Assistance to Homebuyers: 5 Households Assisted
7	TBRA	2020	2024	Affordable Housing	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Affordable Housing	HOME: \$217,201	Tenant-based rental assistance / Rapid Rehousing: 18 Households Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Permanent Supportive Housing
	Goal Description	Construction of 75 units of permanent supportive housing for homeless individuals, in partnership with a non-profit.
2	Goal Name	Homeless Navigation Center
	Goal Description	Construct a public facility to be used as a Homeless Navigation Center for up to 125 adults.
3	Goal Name	Sonoma Estates Housing Project
	Goal Description	Construction of eleven for-ownership affordable workforce housing units for first time homebuyers, in partnership with a non-profit.
4	Goal Name	Non-Homeless Special Needs Services
	Goal Description	Emergency support and facility services for up to 125 non-homeless persons with special needs, by non-profit agencies.
5	Goal Name	Social Services
	Goal Description	Various social services to be provided by non-profit agencies to 1,250 extremely low- and low-income persons to meet their basic human needs.
6	Goal Name	Homebuyer Assistance
	Goal Description	First time homebuyer loans and closing cost grants for five qualified households.
7	Goal Name	TBRA
	Goal Description	Temporary tenant based rental assistance to eighteen homeless or at-risk of homelessness individuals or families.

Projects

AP-35 Projects – 91.220(d)

Introduction

Under the CDBG Program for FY 2020-21, the City of Vallejo will fund program administration, a homeless navigation center, and social services. Under HOME Program funding for FY 2020-21, the City will fund administration, homebuyer assistance, and temporary tenant-based rental assistance.

Projects

#	Project Name
1	City Program Administration
2	Project Delivery
3	Homeless Navigation Center Construction/Change Orders
4	CHDC
5	Fair Housing Advocates
6	Global Center for Success
7	The House of Acts
8	Legal Services of Northern California
9	Meals on Wheels
10	Vallejo Senior Citizens' Council
11	CHDO Project Administration
12	CHDO Project
13	Closing Cost Grants
14	First Time Homebuyer Loans
15	Tenant Based Rental Assistance

Table 56 – Project Information

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

The City will continue to provide needed services, and work to complete ongoing projects, during the life of the Plan.

AP-38 Project Summary
Project Summary Information

1	Project Name	City Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$213,192 HOME: \$71,028
	Description	CDBG Program and HOME Program administration.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Not applicable.
	Planned Activities	Activities associated with meeting the administrative requirements of the CDBG Program and the HOME Program.
2	Project Name	Project Delivery
	Target Area	
	Goals Supported	Homeless Navigation Center
	Needs Addressed	Community Development
	Funding	CDBG: \$4,339
	Description	Staff project delivery costs associated with the CDBG Program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Not applicable.
	Planned Activities	Staff project delivery costs related to the completion of CDBG Program activities.
3	Project Name	Homeless Navigation Center Construction/Change Orders
	Target Area	South Vallejo
	Goals Supported	Homeless Navigation Center
	Needs Addressed	Community Development

	Funding	CDBG: \$660,879
	Description	Construction of a public facility by the City to be used as a Homeless Navigation Center.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Up to 125 homeless adults, 75 percent of whom will exit successfully into some other type of housing.
	Location Description	5 Midway Street, Vallejo, CA 94590
	Planned Activities	Completion of the construction of a public facility to be used as a Homeless Navigation Center.
	Planned Activities	Completion of the construction of a public facility to be used as a Homeless Navigation Center.
4	Project Name	CHDC
	Target Area	
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: \$30,000
	Description	Homebuyer education for 30 low-income (0-80% AMI) households.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	30 low-income households (0-80% AMI) will receive homebuyer education.
	Location Description	Not applicable.
	Planned Activities	Homebuyer education for 30 low-income (0-80% AMI) households.
5	Project Name	Fair Housing Advocates
	Target Area	
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: \$30,000
	Description	Fair housing education and enforcement for 45 low-income (0-80% AMI) households.

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Fair housing education and enforcement will be provided to 45 low-income (0-80% AMI) households.
	Location Description	Not applicable.
	Planned Activities	Fair housing education and enforcement to low-income (0-80% AMI) households.
6	Project Name	Global Center for Success
	Target Area	
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: \$20,000
	Description	Supportive services for 200 homeless adults.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Supportive services for 200 homeless adults.
	Location Description	Not applicable.
	Planned Activities	Supportive services for 200 homeless adults.
7	Project Name	The House of Acts
	Target Area	
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: \$40,000
	Description	Provide alcohol and other drug treatment options to 100 low-income (0-80% AMI) parolees, probationers, and homeless men and women who would benefit from a highly structured, social model approach in residential settings.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	100 low-income (0-80% AMI) adult men and women in recovery from substance abuse.
	Location Description	Not applicable.
	Planned Activities	Sober living residency and job training.
8	Project Name	Legal Services of Northern California
	Target Area	
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: \$30,000
	Description	Eviction defense and tenant legal education for 298 low income (0-80% AMI) households.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	298 low-income (0-80% AMI) households.
	Location Description	Not applicable.
	Planned Activities	Eviction defense and tenant legal education.
9	Project Name	Meals on Wheels
	Target Area	
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: \$17,548
	Description	Deliver in-home meals and congregate meals to 375 senior clients, 62 years of age and older.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	375 senior clients.
	Location Description	Not applicable.

	Planned Activities	Deliver in-home meals and congregate meals to senior clients.
10	Project Name	Vallejo Senior Citizens' Council
	Target Area	Central City
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: \$20,000
	Description	Congregate meals for 100 senior clients, 62 years of age and older, at senior center.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	100 senior clients.
	Location Description	333 Amador Street, Vallejo, CA 94590
	Planned Activities	Congregate meals for senior clients at senior center.
11	Project Name	CHDO Project Administration
	Target Area	
	Goals Supported	Permanent Supportive Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$30,514
	Description	CHDO project delivery costs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	To be determined.
	Location Description	To be determined.
	Planned Activities	CHDO project delivery costs.
12	Project Name	CHDO Project
	Target Area	
	Goals Supported	Permanent Supportive Housing
	Needs Addressed	Affordable Housing

	Funding	HOME: \$91,542
	Description	Project to be determined.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Project to be determined.
	Location Description	To be determined.
	Planned Activities	To be determined.
13	Project Name	Closing Cost Grants
	Target Area	
	Goals Supported	Homebuyer Assistance
	Needs Addressed	Affordable Housing
	Funding	HOME: \$75,000
	Description	Five closing cost grants for first time homebuyer households at 0 - 80% AMI.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Five first time homebuyer households.
	Location Description	Not applicable.
	Planned Activities	Closing cost grants will be provided to first time homebuyer households.
14	Project Name	First Time Homebuyer Loans
	Target Area	
	Goals Supported	Homebuyer Assistance
	Needs Addressed	Affordable Housing
	Funding	HOME: \$225,000
	Description	First time homebuyer loans to five qualified households at 0-80% AMI.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Five first time homebuyer households at 0-80% AMI.
	Location Description	Not applicable.
	Planned Activities	Mortgage assistance loans for first time homebuyer households.
15	Project Name	Tenant Based Rental Assistance
	Target Area	
	Goals Supported	TBRA
	Needs Addressed	Affordable Housing
	Funding	HOME: \$217,201
	Description	Temporary tenant-based rental assistance to eighteen households who are homeless or who are at imminent risk of becoming homeless.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Households who are homeless or who are at imminent risk of becoming homeless.
	Location Description	Not applicable.
	Planned Activities	Temporary tenant based rental assistance.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

All community development and affordable housing projects and services will be made available Citywide. Many of the participants in the City's various community development and affordable housing programs reside in CDBG neighborhood target areas. The City does not plan at this time to prioritize assistance to target areas, or to areas of minority concentration. Eligibility for these services on a direct or indirect basis will be based on a person's annual household income.

Geographic Distribution

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

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable.

Discussion

No comments.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

See Goals, below.

One Year Goals for the Number of Households to be Supported	
Homeless	125
Non-Homeless	2,348
Special-Needs	125
Total	2,598

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	2,598
The Production of New Units	86
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	2,684

Table 59 - One Year Goals for Affordable Housing by Support Type
Discussion

The City will rely on the VHA, and non-profit agencies, to accomplish its annual housing goals.

AP-60 Public Housing – 91.220(h)

Introduction

No comments.

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

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

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

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

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

The VHA is not designated as troubled.

Discussion

No comments.

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

Introduction

Responses to this section are shown below.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will provide CDBG Program funds to The House of Acts, which provides sober living residency for adult men and adult women on parole.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will support the construction of 75 units of permanent supportive housing for homeless individuals through existing Loan Agreements with Eden Housing, Inc.; and will provide CDBG Program funding to the Global Center for Success, which provides supportive services to homeless persons in Vallejo.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City and the VHA will coordinate services and referrals with Fighting Back Partnership through its Family Resource Centers, and the City will allocate CDBG Program funds to the Global Center for Success

and The House of Acts.

Discussion

No comments.

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

Introduction:

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

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Costs of public facility improvements in a neighborhood target area will be supported by the City's CDBG Program and other (in-kind) funds, to construct a Homeless Navigation Center. The City will partner with a non-profit agency to expand housing choice opportunities, Citywide, for very low- and low-income first time homebuyers. The City will provide expedited CEQA review for large projects within a Specific Plan Area.

Discussion:

No comments.

AP-85 Other Actions – 91.220(k)

Introduction:

See responses below.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved needs is largely related to a lack of adequate funding to: (1) implement activities that are needed, or (2) to expand needed programs. Therefore, no actions are planned.

Actions planned to foster and maintain affordable housing

The City will continue, using a variety of funding sources, to seek opportunities to establish affordable rental housing, and properties for homeownership by qualified households.

Actions planned to reduce lead-based paint hazards

Lead-based paint educational materials, inspections, and referrals will be made available to VHA-assisted voucher holders and participating and prospective rental property owners, and to prospective first time homebuyer and rehabilitation loan recipients.

Actions planned to reduce the number of poverty-level families

The City recognizes the need to prioritize anti-poverty efforts, and will continue to support existing programs. Family self-sufficiency programs with supportive services will be a key component of the City's anti-poverty strategy. Coordination with social service organizations that administer programs such as Child Start, assistance to families in crisis, and other social services will be necessary to prevent duplication of effort, and to ensure maximum opportunities for extremely low- and very low-income persons. The City will continue to facilitate projects to meet community needs, which may help to reduce the number of households in poverty.

Actions planned to develop institutional structure

The City has an existing institutional structure that is well-developed, and strong, through a network of government agencies, and non-profit and private organizations, to carry out the FY 2020-21 Action Plan.

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

A total of \$6.2 million over a three-year period will be provided by health care providers to support the

operation of a Homeless Navigation Center.

Discussion:

No comments.

Program Specific Requirements

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

Introduction:

The City will use HOME Program funds to work with a non-profit agency to provide mortgage assistance to income-eligible first time homebuyers, and to a qualified CHDO, as required by regulation.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	15,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	15,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

as follows:

The City of Vallejo has no other forms of investment beyond those identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Recapture policy attached.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The recapture provision will be used, and will be codified and recorded against the property through an Affordability Agreement.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City will not use HOME Program funds to refinance existing debt during the program year.

No comments.

Appendix - Alternate/Local Data Sources



Community Development Block Grant Target Neighborhood Areas

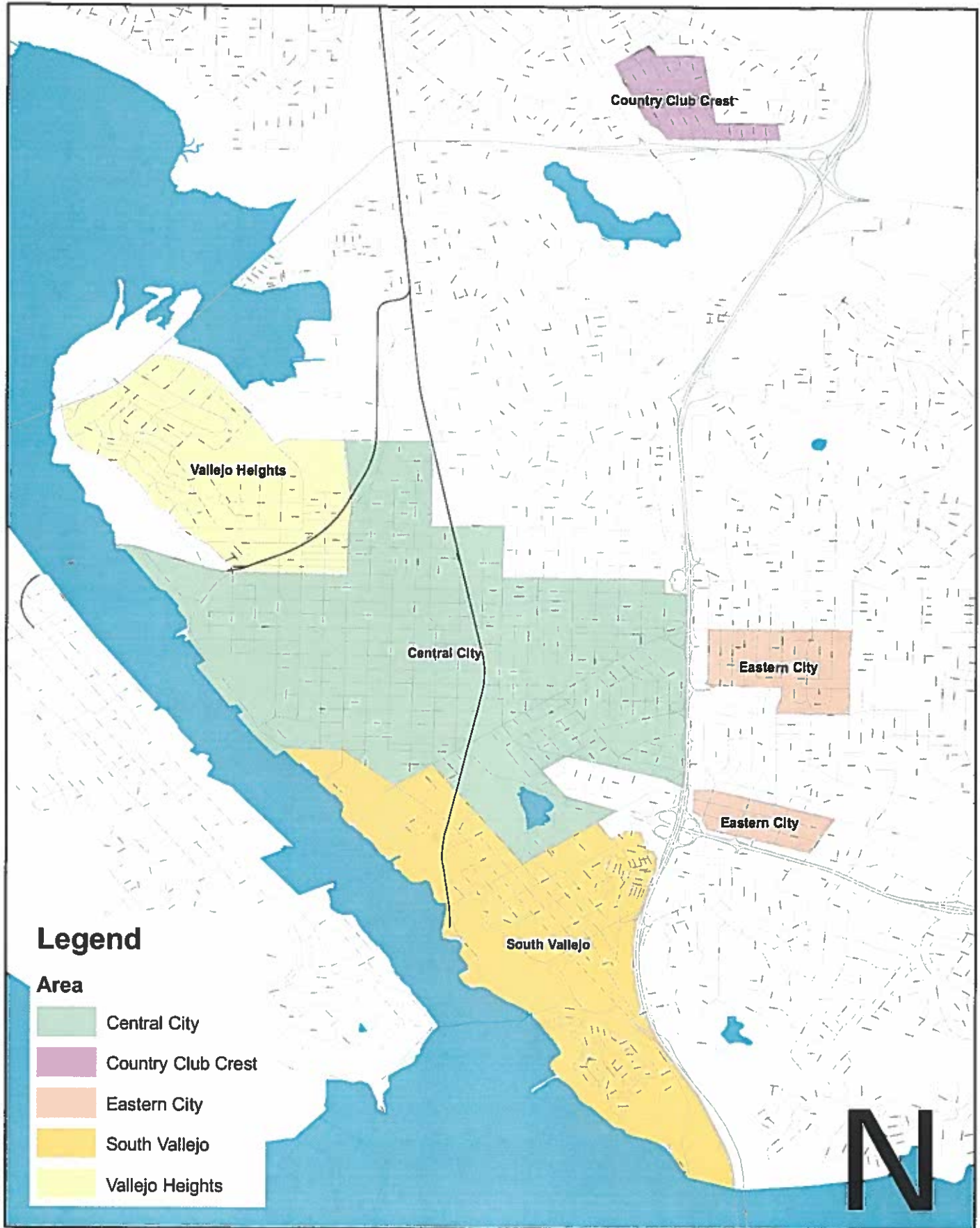


EXHIBIT 1. RENT SUBSIDY PROGRAMS IN THE CITY OF VALLEJO
(06-30-2020)

NAME OF APARTMENT COMPLEX/PROJECT	PROJECT-BASED (Elderly)	VHA VOUCHER (Elderly)	SECTION 202 ELDERLY	SECTION 221(D)(3) BELOW MARKET INTEREST RATE (BMIR)	SECTION 221(D)(4)	SECTION 236(J)(L)	TOTAL (Elderly)	EARLIEST DATE OF TERMINATION
Ascension Arms								
301 Butte Street	42	1	75	0	0	0	75	3/1/2027
Avian Glen								
301 Avian Drive	21	39	0	0	0	0	87	3/12/2056
Bayview Vista							(Elderly)	
445 Redwood Street	0	74	0	0	0	0	192	3/1/2062
Harbor Park								
969 Porter Street	0	15	0	0	0	0	178	Not applicable.
Legacy at Sonoma	(Elderly)	(Elderly)			(Elderly)		(Elderly)	
1825 Sonoma Blvd. (Casa de Vallejo)	136	0	0	0	136	0	136	10/1/2021
Marina Heights	(Elderly)	(Elderly)					(76 Elderly)	
136 Carolina Street	64	11	0	0	0	152	152	10/1/2030
Marina Tower	(Elderly)	(Elderly)				(Elderly)	(Elderly)	
601 Sacramento Street	136	2	0	0	0	155	155	8/1/2062
Marina Tower Annex	(Elderly)	(Elderly)			(Elderly)		(Elderly)	
575 Sacramento Street	57	0	0	0	57	0	57	12/11/2056
Marina Vista I								
201 Maine Street	51	7	0	88	0	0	88	10/1/2030
Marina Vista II								
201 Maine Street	58	0	0	148	0	0	148	10/1/2030
Mission Terracina								
2700 Tuolumne Street (Friendship Estates)	0	15	0	0	0	76	76	8/3/2028
Redwood Shores							(Elderly)	
400 Redwood Street	0	0	119	0	0	0	119	3/31/2052
Sea Breeze								
100 Larissa Lane	71	36	0	0	0	0	184	4/27/2045
Sereno Village								
750 Sereno Drive	0	11	0				125	2/11/2057
Solano Vista							(Elderly)	
40 Valle Vista Avenue	0	26	0				96	2/2/2062
Temple Art Lofts								
707 Marin Street	0	0	0	0	0	0	28	10/20/2067
Vallejo Housing Authority								
200 Georgia Street	0	2,311	0	0	0	0	2,311	Not applicable.
Total	636	2,548	194	236	193	383	4,207	



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HOME INVESTMENT PARTNERSHIPS PROGRAM RECAPTURE POLICY JUNE, 2016

The City of Vallejo acknowledges its obligation to comply with either the resale or recapture provisions at 24 CFR 92.254, including to procure assurances that a HOME Program-assisted affordable housing unit will be owned and occupied by members of a HOME Program eligible household.

An “eligible household” means and includes a person or household whose annual gross income does not exceed 80 percent of the area median income, and who meets the definition of a first time home buyer. A “first time home buyer” means and includes a person or household, no member of which has had any interest in real property as his or her primary residence in the three years preceding the date of purchase of a HOME Program-assisted housing unit. “Median income” shall mean the area-wide median gross yearly income in Solano County, adjusted for household size, as established from time to time by the Department of Housing and Urban Development (HUD).

The City of Vallejo requires **recapture** of the principal and interest due on a loan from a HOME Program-assisted borrower, pursuant to an Affordability Covenant, (sample available upon request). The specific HOME Program recapture provision that the City of Vallejo uses is to recover the entire amount loaned, including interest, from the original home buyer assisted, if an eligible new home buyer is not found and approved by the City. However, in all cases, the City’s amount of recapture is limited to the net proceeds available from the sale.

If in the future the City opts to implement a **resale** policy, it shall be enforced through the use of an Affordability Covenant, signed by the homebuyer at closing, and then recorded with the County of Solano. The Affordability Covenant will specify: (1) the length of the affordability period, based on the dollar amount of HOME Program funds invested in the housing unit, either five, ten, or fifteen years; (2) that the home remain the buyer’s principal residence throughout the affordability period; and (3) the conditions and obligations of the buyer, should the buyer wish to sell the housing unit before the end of the affordability period, including (i) the owner must

contact the City of Vallejo Housing and Community Development Division in writing if intending to sell the home prior to the end of the affordability period; (ii) the subsequent purchaser must be low income as defined by the HOME Program, and occupy the home as his/her primary residence for the remainder of the affordability period, unless the new purchaser receives direct down payment assistance through a HOME-funded program, in which the affordability period will be reset according to the amount of assistance provided; and (iii) the sales price must be affordable to the subsequent purchaser, and affordable is defined as limiting the principal, interest, taxes, and insurance (PITI) amount to no more than 30 percent of the new purchaser's monthly income. In addition, the City of Vallejo would administer any resale provision by ensuring the owner receives a **fair return on his/her investment**, and that the home will continue to be affordable to a specific range of incomes. Fair return on investment shall mean the total homeowner investment, which includes the total cash contribution, and approved capital improvement credits, which will be visually inspected to verify their existence, as follows: (1) the amount of the homeowner's down payment; (2) the cost of any capital improvements, *documented with receipts provided by the homeowner*, including but not limited to: (i) any additions to the home, such as a bedroom, a bathroom, or a garage; (ii) replacement of heating, ventilation, or air conditioning systems; (iii) accessibility improvements such as bathroom modifications for the disabled or the elderly, installation of wheel chair ramps or grab bars, any and all of which must have been paid for directly by the homeowner and which were not installed through a federal, state, or locally-funded grant program; and (iv) outdoor improvements such as a new driveway, walkway, retaining wall, or fence; and (3) the percentage of change in the median home sales price over the period of ownership in the Vallejo-Fairfield Metropolitan Statistical Area (MSA).