

## CR-05 - Goals and Outcomes

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

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

During the 2019-20 Program Year (July 1, 2019 - June 30, 2020), the City was awarded \$1,005,279.00 in federal Community Development Block Grant (CDBG) Program funds, and \$576,379.00 in HOME Investment Partnerships Program funds. It invested over \$20 million in federal, state, and local funds in Consolidated Plan activities; of this amount, a large portion was federal funds. The City was successful in meeting annual and five-year goals, particularly in providing affordability to very low-income renters, and assistance to homeless persons and persons with special needs. Affordable housing accomplishments included: assisting over 1,700 Vallejo Housing Authority (VHA) clients; providing emergency and supportive services to homeless persons; and planning initiatives to address homelessness on a regional basis. Community development accomplishments included the delivery of social services to over 1,100 very low and low-income residents. During the reporting period, \$423,696.00 in CDBG Program funds were expended, and \$200,223.00 in HOME Program funds were expended.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
City of Vallejo	Homeless	CDBG: \$ / HOME: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	125	0	0.00%	125	0	0.00%
City of Vallejo	Homeless	CDBG: \$ / HOME: \$	Housing for Homeless added	Household Housing Unit	3	3	100.00%			

City of Vallejo/Homeless Providers	Homeless	CDBG: \$ / HOME: \$	Homeless Person Overnight Shelter	Persons Assisted	6000	5972	99.53%			
City of Vallejo/Homeless Providers	Homeless	CDBG: \$ / HOME: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		1200	604	50.33%
City-wide Curb Ramps	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1	1	100.00%			
Non-Homeless Special Needs Services	Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1250	1250	100.00%	250	250	100.00%
Non-Housing Community Development Program	Non-Housing Community Development	CDBG: \$ / CDBG-CV: \$618244	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4	4	100.00%			
Non-Housing Community Development Program	Non-Housing Community Development	CDBG: \$ / CDBG-CV: \$618244	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		180	0	0.00%
Rental Assistance for Persons with HIV/AIDS	Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Housing for People with HIV/AIDS added	Household Housing Unit	180	180	100.00%	36	36	100.00%

Social Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	17250	17655	102.35%	3450	1119	32.43%
Social Services	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

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

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

GOALS #1 through #4, and #6, were amended by the City Council in January, 2020.

Five Year GOAL #1: CITY OF VALLEJO, HOMELESS - a. The establishment of a Homeless Navigation Center, which will include 125 beds, will be completed during the next Consolidated Plan period; b. Assist in establishment of up to three units of permanent supportive housing for homeless families with children. Accomplished: In a previous reporting period, three housing units were completed.

Five Year GOAL #2: CITY OF VALLEJO/HOMELESS PROVIDERS, HOMELESS - Provide emergency support facilities/services, e. g., emergency food and shelter for homeless families and individuals, for 1,200 homeless persons annually, or 6,000 homeless persons in five years. Substantially Accomplished: As of 6-30-2020, 5,972 homeless persons were assisted, from 7-1-2015 through 6-30-2020.

Five Year GOAL #3: NON-HOUSING COMMUNITY DEVELOPMENT PROGRAM, NON-HOUSING COMMUNITY DEVELOPMENT - Complete four public infrastructure or public facility improvement projects in the lowest income target area neighborhoods, primarily through the designation of "Neighborhood Preservation Areas" (City Park Neighborhood in Central City, and South Vallejo). Average expenditure per year: \$300,000.00, or \$1.5 million in five years. Accomplished: In the five year reporting period, four projects were completed. Total expended, 7-1-2015 through 6-30-2020: \$1,954,144.00. (Note: The unit of measure used in the Consolidated Plan, Persons Assisted, as indicated in Table 2 above, is incorrect.)

Five Year GOAL #4: CITY-WIDE CURB RAMPS, NON-HOUSING COMMUNITY DEVELOPMENT - Complete one curb ramp installation project, City-

wide. Average expenditure per year: \$80,000.00, or \$400,000.00 in five years. Accomplished: In the five year reporting period, one project was completed. Total expended, 7-1-2015 through 6-30-2020: \$452,390.00. (Note: The unit of measure used in the Consolidated Plan, Persons Assisted, as indicated in Table 2 above, is incorrect.)

Five Year GOAL #5: NON-HOMELESS SPECIAL NEEDS SERVICES, NON-HOMELESS SPECIAL NEEDS - Provide emergency support facilities/services to 250 persons annually who are not homeless but have special needs, or 1,250 persons in five years. Accomplished: As of 6-30-2020, 1,250 persons were served, including survivors of domestic violence, persons in recovery from substance addiction, and severely mentally ill persons, using CDBG, and other public and private funds.

Five Year GOAL #6: SOCIAL SERVICES, NON-HOUSING COMMUNITY DEVELOPMENT - Assist 3,450 very low and low-income persons with social services annually, or 17,250 persons in five years. Exceeded: In the five year reporting period, 17,655 persons were served, using CDBG Program and other funds.

Five Year GOAL #7: RENTAL ASSISTANCE FOR PERSONS WITH HIV/AIDS, NON-HOMELESS SPECIAL NEEDS - Provide rental, mortgage, or utility assistance to 36 households each year to persons living with HIV/AIDS, or 180 persons in five years. Accomplished: In the five year reporting

period, 180 households were assisted by a non-profit organization. No CDBG Program or other City funds were invested to achieve this goal.

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	492	7
Black or African American	486	9
Asian	98	0
American Indian or American Native	19	0
Native Hawaiian or Other Pacific Islander	0	0
<b>Total</b>	<b>1,095</b>	<b>16</b>
Hispanic	111	5
Not Hispanic	1,008	11

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

### Narrative

The City of Vallejo recorded a U. S. Census Bureau estimated population of 121,692 as of July 1, 2019, making it the largest city in Solano County. In total, 1,119 individuals were assisted during Fiscal Year (FY) 2019-20 by the City's various CDBG Program-funded social service agencies, including 24 persons who were multi-racial; fifteen families were assisted through the HOME Program-funded temporary Tenant-Based Rental Assistance (TBRA) Program; and one first time homebuyer received a HOME Program-funded mortgage assistance loan and closing cost grant. Of the individuals served, the majority were White, or Black or African American, followed by Hispanic, Asian, and American Indian or Alaskan Native. By comparison, the U. S. Census Bureau estimates for the City of Vallejo as of July 1, 2019 by race and Hispanic origin are as follows: (1) White alone, 35.3 percent; (2) Black or African American alone, 20.3 percent; (3) American Indian or Alaskan Native alone, 0.4 percent; (4) Asian alone, 23.8 percent; (5) Native Hawaiian or Other Pacific Islander alone, 1.1 percent; (6) Two or More Races, 7.0 percent; (7) Hispanic or Latino, 26.3 percent; and (8) White alone, not Hispanic or Latino, 24.1 percent.

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

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,020,279	423,696
HOME	public - federal	776,379	200,223
Other	public - federal	618,244	

**Table 3 - Resources Made Available**

### Narrative

The majority of the amount expended went towards social services, the TBRA Program, and program administration costs.

### Identify the geographic distribution and location of investments

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

**Table 4 – Identify the geographic distribution and location of investments**

### Narrative

During the 2019-20 Program Year, the City did not give preference to a particular CDBG Program target area neighborhood in the allocation of its CDBG Program or HOME Program funds. Instead, CDBG Program funds expended in 2019-20 were limited to direct benefit activities. Therefore, this section and the table above are not applicable for the reporting period.

No new units of permanent supportive housing were completed during 2019-20, although planning activities were underway. This objective will be further accomplished in the next five year planning period (2020-24), through the construction of 75 rental housing units for homeless persons.

## Leveraging

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

Federal funds received from the U. S. Department of Housing and Urban Development (HUD) by the City are leveraged with additional federal, state, local, and private resources. For example, federal HOME Program matching requirements were satisfied through the use of local sales tax funds, (originally known as "Measure B"). Additionally, by receiving and expending, on average, up to \$20 million in federal funds from HUD to operate the Housing Choice Voucher (HCV) Program, the VHA is able to attract private investment through the voluntary participation of rental housing property owners in the HCV Program.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	745,562
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	745,562
4. Match liability for current Federal fiscal year	27,705
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	717,857

**Table 5 – Fiscal Year Summary - HOME Match Report**



Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
TBRA	06/30/2020	27,705	0	0	0	0	0	27,705

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
1,209,240	272,860	110,819	110,819	1,371,281

Table 7 – Program Income

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

**Table 8 - Minority Business and Women Business Enterprises**

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

**Table 9 – Minority Owners of Rental Property**

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

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	3	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>3</b>	<b>0</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	10	15
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	1
<b>Total</b>	<b>10</b>	<b>16</b>

Table 12 – Number of Households Supported

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

No new units of permanent supportive housing for homeless persons were completed during 2019-20. However, this will be accomplished in the next five year planning period (2020-24), through the construction of 75 rental units for homeless persons. During the 2015-19 planning period, the Vallejo City Council authorized the City Manager to execute a Disposition and Development Agreement (DDA) with Eden Housing, Inc. dba Vallejo PSH, LP, the developer of the City-owned parcels located at 2118 and 2134-36 Sacramento Street intended for this project.

**Discuss how these outcomes will impact future annual action plans.**

As the 2015-19 Consolidated Plan ended on June 30, 2020, a new goal of establishing 75 rental units of permanent supportive housing for the homeless will be included in the City's 2020-24 Consolidated Plan, and corresponding Annual Action Plans.

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	15
Low-income	0	1
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>16</b>

**Table 13 – Number of Households Served**

**Narrative Information**

The HOME Program-funded temporary TBRA Program provided an average of up to twelve months of subsidies to fifteen households during the reporting period, as shown in the table above.

**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**  
**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

Tenants residing in a HOME Program-assisted rental housing unit who receive TBRA as relocation or lease-in-place assistance must agree to participate in a self-sufficiency program as a condition of receiving that assistance. Participants were able to access supportive resources and receive assessment and referral services to identify housing needs and create linkages to available services from such agencies as Caminar Solano, a non-profit partner of the City. Caminar uses the Coordinated Entry System to identify and facilitate the most appropriate response to each individual's immediate and long-term housing needs. During the reporting period, the TBRA Program was paused for a brief time to make reforms to this activity, such as reducing barriers to participation and extending the time period for assistance from twelve to 24 months. The program was relaunched in November 2019; however, due to the COVID-19 outbreak in 2020, significant staff time and resources was diverted to Project Roomkey to assist homeless persons with safe housing in hotel and motel rooms, as well as wraparound services.

The City allocated CDBG Program, HOME Program, and local sales tax funds in a prior reporting period for the development of rental units in Vallejo to provide permanent supportive housing to homeless persons, using a "Housing First" model. Specifically, in December 2017, the City acquired properties located at 2118 and 2134-36 Sacramento Street, using a total of \$1,125,000.00 in combined local, CDBG Program, and HOME Program funds. In 2018, after a Request for Qualifications (RFQ) process, the Housing Successor Agency to the former Vallejo Redevelopment Agency selected Eden Housing, Inc. as the preferred developer of the Sacramento Street site, and provided a loan to Eden Housing dba Vallejo PSH, LP to assist in completing this project. Two community meetings were conducted by Eden Housing in December, 2018 and April, 2019 to share information and receive public comments on the project. During the 2019-20 Program Year, the City and this developer negotiated the terms of a HOME Program Loan Agreement, and a DDA.

The Housing and Community Development (HCD) Program Manager sits on the Continuum of Care Board for Solano County (Housing First Solano), and on the Community Action Partnership (CAP) Solano JPA governing board, to support Vallejo's long-range plan 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 provided technical assistance and resources when necessary and appropriate to strengthen capacity and identify and secure resources, or assist agencies to access resources, to carry out the activities in the 2015-2019 Consolidated Plan. The City also participates in and contributes financially to the administration of the homeless Point In Time (PIT) Count for Vallejo when scheduled. The last PIT Count took place on January 23, 2019.

In the reporting period, the City's General Fund also paid for the services of a Homelessness and Supportive Services Coordinator.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Emergency shelter: (1) The Christian Help Center, an emergency homeless shelter in Vallejo, provided 85 beds and served 255 unduplicated persons; (2) Safequest Solano provided eighteen beds at a domestic violence shelter for women and their children; (3) Southern Solano Alcohol and Drug Council (SSADC)/BiBett provided (i) five detox beds and seven sober living beds at its main location, and (ii) eight residential treatment beds for women and their children.

Transitional housing: (1) The Reynaissance Family Center (RFC), a transitional housing facility for formerly homeless persons, provided 21 beds for families and disabled individuals; (2) Bay Area Community Services (BACS) operated an eight-bed housing facility for mentally ill persons, known as Rosewood Place; (3) the House of Acts provided an eight-bed sober living residency for men who are parolees and working; (4) the Global Center for Success leased and operated an eight-bed housing facility for formerly homeless men who are now employed; and (5) SSADC provided a five-bed sober living residency for women and their children.

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

As mentioned in the previous section, BACS, the House of Acts, and SSADC provided transitional housing with supportive services and when appropriate, job training and employment.

**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**

One of the City's initiatives was using HOME Program funds to provide TBRA, typically for up to twelve

months, for persons who are homeless or at imminent risk of homelessness, who are referred to the HCD Division by a homeless serving agency. Households who received TBRA were given preference for a Housing Choice Voucher once the household has exited the TBRA Program. During the program year, a total of fifteen households received TBRA.

The other housing programs and supportive services that were provided have been discussed in the previous two sections, including but not limited to RFC, and Global Center for Success.

Consistent with the 5 Year Regional Strategic Plan to respond to homelessness in Solano County as commissioned by the CAP Solano JPA, the Vallejo City Council authorized the allocation of FY 2019-20 CDBG Program and HOME Program funds towards efforts to prevent and respond to homelessness. One of the primary City Council-approved uses of CDBG Program funds was for the purchase and construction costs of a homeless navigation center at 5 Midway in Vallejo. The City is committed to continue to work to address the needs of the homeless population by: (1) establishing a homeless navigation center during the next five year planning period (2020-24) that will provide access to medical services, social services, and temporary shelter to individuals, veterans, and seniors. During the reporting period, the City identified a construction partner resource, HomeAid, that provided building industry expertise during the design and pre-construction phase to City staff to ensure that the eventual general contractor will deliver all outcomes that will be outlined in the scope of the construction contract. In addition, in November 2019, \$6.2 million in operating funds was committed to the homeless navigation center upon opening by Kaiser Permanente, North Bay Healthcare, and Sutter Health System; and (2) continuing a partnership to construct 75 rental units of permanent supportive housing.



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

### **Actions taken to address the needs of public housing**

The Vallejo Housing Authority (VHA) was allocated 2,267 HCVs. As of June 20, 2020 1,767 vouchers were used, or approximately 78 percent, of which 25 were project-based, and 36 were VASH vouchers, i. e., for homeless veterans. VHA does not own or administer any public housing units.

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

The City's CDBG Program and other funds were made available for mortgage assistance, e. g., for Family Self-Sufficiency (FSS) Program participants. Pre- and post-purchase homebuyer education and counseling was also provided to qualified households.

VHA has established a Resident Advisory Board that consists of tenants who adequately and positively reflect and represent the interest of tenants assisted by VHA. They play an important role in the development of the Public Housing Authority (PHA) Five Year and Annual Plans. Residents can ensure that their needs are addressed and become more involved in issues that directly affect them. In addition, through involvement in and providing input to PHA Plans, residents become more aware of the process that VHA undertakes to prioritize agency activities.

VHA does not own or administer any public housing units.

### **Actions taken to provide assistance to troubled PHAs**

VHA is not a troubled PHA.

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

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The City's Housing Element (2014-2022) states that the City's land use controls offer limited options for the construction of affordable housing. 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. No density bonuses were granted by the City in the reporting period.

The City worked with Community Housing Development Corporation (CHDC), a non-profit agency, during the five year plan period to expand housing choice opportunities, City-wide, for very low and low-income first time homebuyers. The City provided expedited CEQA review for large projects within a Specific Plan area.

During the five year plan period, the City received \$4,719,000.00 in Section 108 Loan Guarantee funds from HUD for the demolition and removal of blighted buildings on North Mare Island. Mare Island is a former U. S. naval shipyard which was decommissioned on April 1, 1996. The purpose of this loan was to enable the City to remove 21 dilapidated structures on North Mare Island as part of the City's efforts to remove the blight of empty and vacant buildings, eliminate imminent threats to public health and safety, and make the area more attractive to a private developer. As of June 30, 2020, \$3,005,000.00 of the total loan amount had been drawn, and several structures had been abated and removed. This redevelopment activity for the reuse of the former shipyard aims to support the community by creating employment opportunities for very low and low-income local residents.

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

During the five year plan period, (1) the City executed an Exclusive Negotiating Agreement with Eden Housing, the developer of City-owned parcels located at 2118 and 2134-36 Sacramento Street, for the eventual development of 75 permanent supportive rental units for homeless families and individuals, an unmet need in Vallejo. During FY 2019-20, (1) City staff worked with Eden Housing, dba Vallejo PSH, LP, to negotiate a DDA for the project; and (2) VHA provided financial support for the operation of a homeless day center by a faith-based organization on private property, to offset NIMBYism in the community. During the reporting period, the City also worked with a nonprofit partner, HomeAid, to

complete preconstruction and related planning activities to construct a homeless navigation center on a City-owned parcel that will serve up to 125 homeless persons.

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

Lead-based paint educational materials, inspections, and referrals were made available to VHA-assisted HCV holders and rental housing property owners participating in VHA programs. As needed, the City of Vallejo addressed unsafe and hazardous housing units, a City Council priority, which included a visual inspection for lead-based paint. During the five year plan period, lead-based paint testing and if necessary, abatement, was completed for housing units constructed prior to 1978 and participating in the CDBG Program exterior paint grant program.

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

The City recognized the need to prioritize anti-poverty programs and continued to support existing programs. VHA's voluntary FSS Program with supportive services was a key component of the City's anti-poverty strategy. As of June 30, 2020, 54 persons were enrolled in the FSS Program. Coordination with social service organizations that administered programs such as Child Start, assistance to families in crisis, subsidized child care, workforce development activities, and other social services was necessary to prevent duplication of effort, and ensure maximum opportunities for very low-income persons. During the five year plan period, the City also worked to reduce the number of households in poverty through (1) direct assistance, such as developing programs or facilities to fill gaps in the continuum of care for homeless persons and persons at risk of homelessness, including such activities as TBRA, homeless prevention, and permanent supportive housing; and (2) indirect benefit from neighborhood revitalization to improve the overall quality of life, e. g., public infrastructure improvements.

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

The City benefitted from a well-developed network of government agencies, and non-profit and private organizations, to carry out its FY 2019-20 Action Plan. The HCD Division, in the Office of the City Manager, was responsible for the implementation of Action Plan activities; however, a variety of public and private organizations were involved in administering components of the Action Plan. Non-profit organizations provided services to homeless persons, and lenders operated housing loan programs to fund below market-rate mortgages for low-income persons in the community. Some gaps were identified in the delivery of services to homeless persons, and persons at risk of becoming homeless. Providing TBRA to these groups during the performance period helped address these gaps.

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

During the five year plan period, in cooperation with the residents, staff representing various City departments and divisions, and related agencies, developed and delivered programs and services to the

City Park (Central City) and South Vallejo Neighborhood Preservation Areas, including such activities as public improvements, security cameras, and proactive housing code enforcement.

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

The City's Analysis of Impediments (AI) to Fair Housing Choice was updated in 2015. Proposed actions to address identified impediments taken during the five year plan period and the FY 2019-20 reporting period included aggressive code enforcement, mapping and directing of resources toward very low and low-income neighborhoods for public improvements, and deconcentration of poverty in the allocation of HCVs and in the selection of proposed affordable housing sites. The City will complete an update of its AI during FY 2020-21.

## **CR-40 - Monitoring 91.220 and 91.230**

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

The City has incorporated Monitoring Plans into its CDBG Program, HOME Program, and Neighborhood Stabilization Program (NSP) Policies and Procedures Manual. Monitoring is an ongoing process throughout the program year; each Monitoring Plan includes a planning phase to prepare for monitoring and scheduling of monitoring visits, implementation of the monitoring procedures (including desk reviews, onsite reviews, and inspections of housing units subject to long-term affordability covenants), and ongoing communication with subrecipient agencies and housing project owners. Each Plan includes a risk assessment component to help the City evaluate which subrecipients or other funding recipients (developers, Community Housing Development Organizations (CHDOs), etc.) require comprehensive, on-site monitoring. The risk assessment helps the City identify the relative risk that a project, program or organization could fail to comply with program requirements, or may be vulnerable to fraud or abuse.

Monitoring by the City falls into four general areas: (1) Program Monitoring - assessing the overall performance and operation of the program and help the City determine if its programs and activities are being carried out effectively and in compliance with CDBG Program and HOME Program rules; (2) Administrative and Financial Monitoring - assessing the fiscal and administrative management of CDBG Program and HOME Program funds; (3) Project Monitoring - assessing compliance with requirements related to specific CDBG Program and HOME Program activities and projects, such as specific homebuyer or rental housing development projects; and (4) Long-Term Monitoring - assessing compliance with long-term CDBG Program requirements, and HOME Program requirements that apply to HOME Program-assisted rental and homeownership housing after project completion.

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

Finally, the City has prepared a Monitoring Risk Assessment Level Criteria document, governed by: (1) quarterly desk reviews. (2) new subrecipient agencies or significant organizational changes, (3)

cumulative grant award, (4) administrative history, (5) program performance, and (6) financial strength. All subrecipient agencies are monitored on-site at least every other year, depending on their risk level.

Information on VHA expenditures and lease-up rates were submitted monthly into HUD's Voucher Management System (VMS). The City also compiled, periodically, inventories of current housing development projects, ascertained vacancy rates, and conducted rent surveys for purposes of determining rent reasonableness.

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

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

The City adheres to its adopted Citizen Participation Plan. A public hearing on the draft FY 2019-20 CAPER was held on March 17, 2021 during a special meeting of the City's Housing and Community Development Commission (HCDC). A public notice regarding the draft CAPER and the March 17, 2021 public hearing was published in the local City newspaper, the Vallejo Times-Herald, which publishes Tuesday through Sunday, on March 4, 2021, and on the City's website. Written comments on the draft CAPER were invited from the public from March 5, 2021 through March 19, 2021. The draft CAPER was made available on the City's HCD Division webpage. The CAPER was reviewed and accepted by the Vallejo City Council on March 23, 2021.

**CR-45 - CDBG 91.520(c)**

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

The City achieved or substantially achieved its goals and objectives, as amended, during the performance period (FY 2019-20), and the five year planning period (2015-19).

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

No

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

## **CR-50 - HOME 91.520(d)**

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

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

HOME Program and NSP on-site rental housing unit inspections were scheduled for the second half of FY 2019-20; however, due to limited staffing and the impacts of the coronavirus on the operations of the HCD Division, during the 2019-20 reporting period the Division was unable to complete on-site inspections of affordable rental housing units assisted by HOME Program or NSP funds. The City anticipates returning to a regular and annual schedule of inspections of applicable rental housing units beginning in FY 2021-22, i. e., the fiscal year beginning July 1, 2021 and ending June 30, 2022. In FY 2015-16, the first year of the 2015-2019 Five Year Consolidated Plan, on-site inspections of the City's HOME Program-assisted rental units were completed by VHA staff for compliance with Housing Quality Standards or higher at Avian Glen Apartments (eleven floating HOME Program units), and Temple Art Lofts (four floating HOME Program units). In FY 2015-16, HUD Public Housing officials conducted on-site inspections of Marina Tower, which has eleven floating HOME Program units; City staff were forwarded a copy by the project. All inspected units at the three locations passed.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.**

#### **92.351(b)**

Non-profit agencies and affordable housing developers receiving HOME Program funds are required by the City to pursue affirmative marketing efforts in support of rental and homeownership activities, including: All advertisements, brochures, public notices, signage, etc., include the HUD Fair Housing logo and a written statement that the non-profit or developer is an Equal Housing Opportunity provider; non-profits agree, pursuant to their executed HOME Program Agreements, not to discriminate against potential homebuyers or tenants on the basis of race; color; ancestry; national origin; gender; sexual orientation; age; marital status; familial status; presence of children in a household; source of income; physical, sensory, or cognitive disability; HIV/AIDS or HIV/AIDS-related conditions; or on any other arbitrary basis. Non-profits are required to make a good faith effort to seek to provide housing under their Agreements to eligible persons of all racial, ethnic, and gender groups in the City. In particular, non-profits are required to take affirmative steps to market available housing units to persons and groups least likely to apply for such housing assistance by the aforementioned populations. No corrective action was necessary during the performance period with respect to compliance with these HOME Program affirmative marketing requirements, and no complaints were received by the City.

### **Refer to IDIS reports to describe the amount and use of program income for projects,**



**including the number of projects and owner and tenant characteristics**

In FY 2019-20, \$272,860.00 in HOME Program program income was received, including HP revenue, i. e., homebuyer loan payoffs. Of this amount, \$110,819.00 was expended in FY 2019-20 to pay for temporary TBRA. Tenant characteristics of TBRA participants have been provided in a previous section of this report.

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

All actions taken have been described in previous sections of this report.

# Attachment

## Con. Plan Amendments

AMENDMENTS TO  
CITY OF VALLEJO CONSOLIDATED PLAN  
FISCAL YEARS (FY) 2015-16 TO 2019-20  
(Approved by the Vallejo City Council on January 28, 2020)

Amendment #1: Permanent Supportive Housing

Five-Year Goal #1: Assist in establishment of up to ten permanent supportive housing units for homeless families with children. (Priority Group #2)

Five-Year Goal	Proposed Five-Year Goal
10	3

Rationale: The City of Vallejo originally expected to accomplish this goal through the acquisition, rehabilitation, and re-use of residential properties. As of June 30, 2019, three permanent housing units have been produced for homeless families, through a partnership with the Vallejo Housing Collaborative. During the life of the Consolidated Plan, the City acquired a site for the development of up to 75 new units of permanent supportive housing for homeless individuals. In 2018, a Request for Qualifications (RFQ) was issued, and an affordable housing developer (Eden Housing, Inc.) was selected. This project will be completed during the next Consolidated Plan period.

Amendment #2: Emergency Support Facilities/Services for Homeless Families and Individuals

Five-Year Goal #2: Provide emergency support facilities/services, e. g., emergency food and shelter for homeless families and individuals, for 1,500 homeless persons annually, or 7,500 homeless persons in five years. (Priority Group #2)

Five-Year Goal	Proposed Five-Year Goal
7,500 Persons	6,000 Persons

Rationale: As of June 30, 2019, 5,368 persons had been served. The Christian Help Center, the emergency homeless shelter in Vallejo, was closed for expansion and renovations beginning May 14, 2014 through December 17, 2015. This closure was originally planned for six months, but due to project delays, it was extended. Therefore, staff proposes to reduce the number of persons served in the Five-Year Goal.

Amendment #3: Community Development (Non-Housing) Public Infrastructure and Facility Improvements

Five-Year Goal #3: Complete five public infrastructure or facility improvements in the lowest income target area neighborhoods, primarily through the designation of

J:\COMMUNITY PLANNING & DEVELOPMENT\Federal Programs\CONSOLIDATED PLAN\PLANNING\FIVE-YEAR CONPLAN\FY 2015-2019\11 17 2019 consolidated plan amendments.doc 1

Neighborhood Preservation Areas, (the City Park Neighborhood, South Vallejo). Average expenditure per year: \$300,000.00, or \$1.5 million in five years.

Five-Year Goal	Proposed Five-Year Goal
5 Projects	4 Projects

Rationale: As of June 30, 2019, over \$1.9 million in federal Community Development Block Grant (CDBG) Program funds have been expended for the completion of four comprehensive public improvement projects in Neighborhood Preservation Areas. All the projects planned and funded in the City Park Neighborhood and South Vallejo have been delivered to the residents.

Amendment #4: Installation of City-Wide Curb Ramps

Five-Year Goal #4: Complete three curb ramp projects, expending \$400,000.00.

Five-Year Goal	Proposed Five-Year Goal
Three projects	One project

Rationale: As of June 30, 2019, \$452,390.00 in CDBG Program funds had been expended on the installation of new curb ramps, or the improvement of older ramps, at twelve intersections in Vallejo, ten of which are located in Neighborhood Preservation Areas. Staff found that it was more cost-effective to complete one major Curb Ramp Project during the Plan period, rather than three smaller projects. Funding was expended over a three-year period, (FY 2015-16, FY 2016-17, and FY 2017-18).

Proposed Amendment #5: Social Services

Five-Year Goal #6: Assist 5,000 very low- and low-income persons with social services annually, or 25,000 persons in five years.

Five-Year Goal	Proposed Five-Year Goal
25,000 Persons	17,250 Persons

Rationale: As of June 30, 2019, 16,536 persons received social services. The number of persons served is below the Five-Year Goal, due in large part to the unanticipated nineteen-month closure of the Christian Help Center, the only traditional homeless shelter in the City of Vallejo. For this reason, staff proposes to reduce the number of persons served in the Five-Year Goal.

# Public Notice - English



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

## FISCAL YEAR (FY) 2019-20 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

DATE OF NOTICE: March 4, 2021

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

The City of Vallejo has prepared the draft CAPER for the fifth and final year of its FY 2015-16 through FY 2019-20 Consolidated Plan. The Consolidated Plan is a five-year planning document required by the U. S. Department of Housing and Urban Development (HUD) that is intended to address the City's housing and community development needs. The FY 2019-20 CAPER describes the City's performance in achieving the objectives in the Consolidated Plan for the period beginning July 1, 2019 and ending June 30, 2020.

The Housing and Community Development Commission of the City of Vallejo is scheduled to hold a virtual public hearing to receive comments on the draft CAPER at a special meeting after 7:00 p. m. on Wednesday, March 17, 2021. Anyone interested in commenting on this report is invited to participate in this hearing. Written comments on the CAPER may also be submitted until 5:00 p. m. on March 19, 2021 to: Chari Barrera, Administrative Analyst II, at [chari.barrera@cityofvallejo.net](mailto:chari.barrera@cityofvallejo.net), or in the Housing and Community Development Division drop box located at 200 Georgia Street, Vallejo, CA 94590. The Council of the City of Vallejo is scheduled to review and approve this document on March 23, 2021. HUD requires that the CAPER be submitted by March 31, 2021.

Beginning March 4, 2021 the draft CAPER will be available on the City's Web Page at: <http://www.cityofvallejo.net>, under "City Hall, Departments and Divisions, Housing and Community Development Division, Housing and Community Development Document Library, CAPER, Draft CAPER FY 2019-20."

The City of Vallejo provides its programs and services in a non-discriminatory manner, and is an Equal Opportunity Employer. The City of Vallejo also encourages minority and women-owned businesses to submit bids and proposals for CDBG Program and HOME Program contracts. For further information, contact the Housing and Community Development Division at (707) 648-4507. For further information on this public notice, the hearing-impaired may call the California Relay Service at 1-800-735-2922 without a TTY/TDD, or 1-800-735-2929 with a TTY/TDD.



# Public Notice - Spanish



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## AÑO FISCAL (AF) 2019-20 INFROME ANNUAL CONSOLIDADO DE EVALUACIÓN Y DESEMPEÑO (CAPER)

FECHA DE AVISO: 4 de marzo de 2021.

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

La Ciudad de Vallejo ha preparado el borrador de CAPER para el quinto y último año de su Plan Consolidado del AF 2015-16 al AF 2019-20. El Plan Consolidado es un documento de planificación de cinco años requerido por el Departamento de Vivienda Y Desarrollo Urbano de los EE.UU. (HUD) que está destinado a abordar las necesidades de desarrollo comunitario de la vivienda de la Ciudad. El CAPER para el año fiscal 2019-20 describe el desempeño de la Ciudad en el logro de los objetivos del Plan Consolidado para el período que comienza el 1 de julio de 2019 y termina el 30 de junio de 2020.

La Comisión de Vivienda y Desarrollo Comunitario de la Ciudad de Vallejo está programada para realizar una audiencia pública virtual para recibir comentarios sobre el borrador del CAPER en una reunión especial después de las 7:00 p.m. el miércoles 17 de marzo de 2021. Se invita a participar en esta audiencia a cualquier persona interesada en comentar sobre este informe. También se puede enviar comentarios escritos sobre el CAPER hasta las 5:00 p.m. el 19 de marzo de 2021 a: Chari Barrera, Analista Administrativa II, a [chari.barrera@cityofvallejo.net](mailto:chari.barrera@cityofvallejo.net), o en el buzón de la División de Vivienda y Desarrollo Comunitario ubicado en 200 Georgia Street, Vallejo, CA 94590. El Concejo de la Ciudad de Vallejo está programado para revisar y aprobar este document el 23 de marzo de 2021. HUD require que el CAPER se presente antes del 31 de marzo de 2021.

A partir del 4 de marzo de 2021, el borrador de CAPER estará disponible en la página web de la ciudad en: <http://www.cityofvallejo.net>, en "City Hall Departments and Divisions, Housing and Community Development Division, Housing and Community Development Document Library, CAPER , Draft CAPER FY 2019-20."

La Ciudad de Vallejo ofrece sus programas y servicios de manera no discriminatoria y es un empleador de igualdad de oportunidades. La Ciudad de Vallejo también anima a las mujeres y a los propietarios de empresas de minorías presentar ofertas y propuestas para el Programa (CDBG) y el Programa de HOME Contratos de Inversión de Casa. Para más información, póngase en contacto con la División de Autoridad de Vivienda y Desarrollo Comunitario de la Ciudad de Vallejo al (707) 648-4507. Para más información sobre este aviso público, los discapacitados auditivos pueden llamar al Servicio de Retransmisión de California al 1-800-735-2922 sin TTY/TDD o 1-800-735-2929 con un TTY/TDD





# Public Notice - Tagalog



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## PAUNAWA PARA SA PAMPUBLIKONG PAGDINIG: ANG PANGANGAILANGANG PABAHAY AT PAG-UNLAD NG KOMUNIDAD SA LUNGSOD NG VALLEJO

PETSA NG PAUNAWA: Marso 4, 2021

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

Naghandang ang Lungsod ng Vallejo ng panukalang CAPER para sa ika-lima at panghuling taon ng Pinagsama-samang Plano o Consolidated Plan ng Piskal na Taon simula 2015-16 hanggang 2019-20. Ang Consolidated Plan o Pinagsama-samang Plano ay isang dokumento ng mga plano para sa limang taon at inaatas ng U. S. Department of Housing and Urban Development (HUD) para mapagtuunan ng pansin ng Lungsod ang pangangailangang pabahay at kaunlaran ng komunidad. Nakalarawan sa CAPER ng piskal na taong 2019-20 ang pagganap ng Lungsod para makamit ang mga layunin nito sa Consolidated Plan para sa panahong nagsimula noong Hulyo 1, 2019 at nagtapos noong Hunyo 30, 2020.

Ang Housing and Community Development Commission ng Lungsod ng Vallejo ay nakatakdang magsagawa ng virtual na pampublikong pagdinig upang makalakap ng komentaryo ukol sa ipinapanukalang CAPER sa karaniwang pagpupulong nito sa Marso 17, 2021 pagkaraan ng 7:00 nang gabi. Sinumang interesadong magkomento ukol sa ulat na ito ay inaanyayahang dumalo sa pagdinig. Maaari ring isumite and inyong isinulat na komentaryo hanggang 5:00 nang hapon ng Marso 19, 2021 kay Chari Barrera, Administrative Analyst II, sa pamamagitan ng e-mail: chari.barrera@cityofvallejo.net o sa drop box ng opisina ng Housing and Community Development Division, 200 Georgia Street, Vallejo, CA 9459. Nakatakdang suriin at aprubahan ang dokumentong ito ng Konseho ng Lungsod ng Vallejo sa Marso 23, 2021. Kinakailangang isumite ang CAPER sa HUD sa Marso 31, 2021.

Simula Marso 4, 2021 ang panukalang CAPER ay maaring suriin ng publiko sa web page ng Lungsod sa <http://www.cityofvallejo.net>, sa ilalim ng kategoryang "City Hall, Departments and Divisions, Housing and Community Development Division, Housing and Community Development Document Library, CAPER, Draft CAPER FY 2019-20."

Ang Lungsod ng Vallejo ay nagbibigay ng mga programa at serbiyo nito sa paraang hindi namimili at walang pagtatangi, at isang "Equal Opportunity Employer". Hinihikayat din ng Lungsod ang mga kababaihan at mga minorya na nag-mamay-ari ng sarili nilang negosyo na mag-sumite ng mga bid at panukala para sa mga kontrata ng mga programang CDBG at HOME.  
Para sa karagdagang impormasyon, tumawag sa Housing and Community Development Division (707) 648-4507.  
Para sa karagdagang impormasyon tungkol sa pampublikong paunawang ito, ang mga may kapansanan sa pandinig ay maaaring tumawag sa California Relay Service 1-800-735-2922 kung walang TTY/TDD, o 1-800-735-2020 kung may TTY/TDD.



# FY 2019-20 CAPER Extension



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Housing & Community Development Division · 200 Georgia Street · Vallejo · CA · 94590 · 707.648.4507

November 20, 2020

Ms. Kimberly Nash  
Director, Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
One Sansome Street, Suite 1200  
San Francisco, CA 94104-4430

Dear Ms. Nash:

Per 24 CFR Section 91.20, I am writing you this letter to request an extension in submitting the City's Fiscal Year (FY) 2019-20 Consolidated Annual Performance and Evaluation Report (CAPER) to not later than **March 31, 2021**. The COVID-19 pandemic has caused negative impacts to our agency's operations that has resulted in disruption, including reducing the availability of staff during 2020.

If you have any additional questions, please contact me at (707) 648-4408, or [Judy.Shepard-Hall@cityofvallejo.net](mailto:Judy.Shepard-Hall@cityofvallejo.net).

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Judy Shepard-Hall", with a horizontal line extending to the right.

JUDY SHEPARD-HALL  
Housing and Community Development Program Manager



U.S. Department of Housing and Urban Development  
San Francisco Regional Office – Region IX  
One Sansome Street, Suite 1200  
San Francisco, CA 94104-4430  
[www.hud.gov](http://www.hud.gov)  
[espanol.hud.gov](http://espanol.hud.gov)

December 14, 2020

Mr. Greg Nyhoff  
City Manager  
City of Vallejo  
555 Santa Clara Street  
Vallejo, CA 94590-5930

Dear Mr. Nyhoff:

**SUBJECT:** Request for Extension of Submittal Deadline  
Consolidated Annual Performance and Evaluation Report  
Program Year 2019: July 1, 2019 through June 30, 2020

On November 20, 2020, HUD received city of Vallejo's letter requesting an extension of the deadline, per 24 CFR Section 91.20, to submit the Consolidated Annual Performance and Evaluation Report (CAPER) to not later than March 31, 2021. According to the letter, the COVID-19 pandemic has caused negative impacts to Vallejo's operations resulting in disruption, including reducing the availability of staff during 2020.

Per 24 CFR Section 91.20, Vallejo's request for an extension of the deadline to submit the PY 2019 CAPER to not later than March 31, 2021, is approved. HUD requests that Vallejo please submit the PY 2019 CAPER by the new deadline.

If you should need additional information or have any questions, please contact Chris Anderson, Community Planning and Development Representative, at 415-489-6547 or [christian.d.anderson@hud.gov](mailto:christian.d.anderson@hud.gov).

Sincerely,  
*Kimberly Nash*

Kimberly Nash  
Director  
Community Planning and  
Development Division

cc:  
Anne Cardwell  
Judy Shepard-Hall  
Chari Barrera