

1.0	PHA Information PHA Name: HOUSING AUTHORITY OF THE CITY OF VALLEJO PHA Code: CA055 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 07/01/13 - 06/30/14
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2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: N/A Number of HCV units: 2292
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3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only
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4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)
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Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.
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5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: See: Housing Authority of the City of Vallejo Five Year Plan for Fiscal Years 2010 - 2015.
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5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See: Housing Authority of the City of Vallejo Five Year Plan for Fiscal Years 2010 - 2015.
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6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. In fiscal year 2011/2012 the following Administrative Plan Chapters were revised: (a) - Chapter 3 Eligibility (b) - Chapter 4 Waiting List & Tenant Selection (c) - Chapter 5 Briefings and Voucher Issuance The VHA 5-Year and Annual Plan is available for review at the following locations: Vallejo Housing Authority Office 200 Georgia Street, Vallejo, CA 94590 VHA website at www.ci.vallejo.ca.us. From the City home page click on City Hall, click on City Government, click on Vallejo Housing Authority, click on Vallejo Housing Authority Document Library, click on Reports and Plans.
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6.0	PHA Plan Element 13 VIOLENCE AGAINST WOMEN ACT (VAWA) <ul style="list-style-type: none"> • Since 2008, the Housing and Community Development Division, which includes the Vallejo Housing Authority has executed an Agreement with LIFT3, a nonprofit domestic violence support organization, to provide transitional housing and supportive services to women that are victims of Domestic Violence. • VHA provides a definition Domestic Violence, Dating Violence, and Stalking in new HCV participants briefing packets. The VAWA definition and information is also available to the public in the VHA lobby. • VHA's Administrative Plan has three chapters that include information regarding VAWA they include: Chapter 3. Section 3-III.G. - Prohibition Against Denial of Assistance to Victims of Domestic Violence, Dating Violence and Stalking. Chapter 12. Section 12-II.E. - Terminating the Assistance of Domestic Violence, Dating, Violence or Stalking and Perpetrators. Chapter 18. Section 18-IX. - Notification to Participants regarding applicable provisions of the Violence Against Women Reauthorization Act of 2005.
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	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>VHA does not administer a Public Housing Program; therefore, the Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, and Conversion of Public Housing Programs do not apply.</p> <p><u>VHA Homeownership Program:</u></p> <p>The Housing Choice Voucher (HCV) Homeownership Program (HOP) allows qualified participants of the HCV Family Self-Sufficiency (FSS) Program and qualified Elderly or Disabled participants of the HCV Program the option to purchase a home and use HCV Housing Assistance Payment (HAP) towards mortgage payments and other allowable housing costs. The total number of HCV Homeownership Vouchers issued will be limited to no more than ten percent (10%) of the total number of Housing Choice Vouchers administered by the Vallejo Housing Authority. VHA has established an annual homeownership goal of 5 single-family first time homebuyers.</p> <p>7.0 Within the last five years the VHA/FSS program has had 67 participants in the HCV/HOP actively working towards the goal of attaining homeownership. Of the 67 FSS/HCV/HOP participants in the program 16 have successfully reached their goal of homeownership. Participants that have achieved the goal of homeownership were required to complete an eight hour mandatory homebuyer counseling class conducted by certified Department of Housing and Urban Development (HUD) Housing Counselors. The HUD Certified Counselors provide pre-purchase and post purchase homeownership counseling classes to VHA participants, as well as assistance in their overcoming the following obstacles to homeownership: a lack of the three C's, credit, collateral and capacity. Credit, is a major indicator of a borrower's willingness, and ability to repay their debts; capacity, includes the stability and adequacy of a borrower's income; and capital, is the borrower's ability to meet the lender's liquid asset requirement to fund the required down payment, and closing costs associated with a home purchase. With the mortgage/housing crisis of 2008 historically high home prices are now reduced to more affordable levels, which potentially can, and have, provided greater opportunities for homeownership for Housing Authority participants. Additionally, in an effort to increase homeownership opportunities for HCV/HOP participants, the VHA/Housing and Community Development Division modified its Down Payment/Mortgage Assistance Program to offer income qualified households at or below 60 percent of the area median income, below market interest rate loans at 3% with deferred loan payments. The average VHA participant that has achieved homeownership has reached their goal in approximately 2 – 3 years. HUD no longer funds the HCV Homeownership program, so the VHA has discontinued the program for new homebuyers.</p> <p><u>VHA Project Based Voucher Program:</u></p> <p>The Housing Authority of the City of Vallejo (VHA) has established a project-based voucher assistance program in compliance with the final rule, 24 CFR Section 983, which was effective November 14, 2005. This program is being implemented for the purpose of providing a resource of stable affordable housing units in the volatile economic market of the City of Vallejo, and to help increase participation by private owners of affordable housing. HUD regulations allow the Housing Authority to project-base up to 20 percent of its funding allocation for the HCV program under the Housing Authority's Annual Contributions Contract (ACC). In the PBV program, the rental subsidy is attached to the structure, rather than to the tenant. The HA enters into a HAP contract with an owner for not more than 25 percent (the cap) of the units in an existing housing or in a newly constructed or rehabilitated housing development. VHA currently administers 21 PBV units at Avian Glen Apartments, 301 Avian Drive.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p>Sections 8.0 – 8.3 are not applicable. VHA does not have public housing units.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. <u>Not applicable.</u></p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <u>Not applicable.</u></p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. <u>Not applicable.</u></p>

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The Housing Needs chart below rates the impact of that factor on the housing needs for each family type, from 1-5, with 1 being "no impact" and 5 being "severe impact". Housing Needs sources of data used include the Consolidated Plan, the Housing Element and Claritas, Inc.

City of Vallejo Housing Needs of Families for the period 2010 through 2015

Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
<=30 % AMI	4,792	5	5	5	5	5	5
>30% but <50% of AMI	5,932	4	4	4	4	4	4
>50% but <80% of AMI	6,133	4	4	4	4	4	4
Elderly	4,990	5	5	5	5	5	5
*Disabled	42,621	3	3	3	3	3	3
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

The Housing Element for the period of 2009 – 2014 identified the following housing needs and conditions:

Housing Cost Burdened: Families that pay more than 30 percent of their income for housing are considered cost burdened, and families that pay more than 35 percent of their median income for housing are considered to be severely cost burdened.

The Housing Element, based on 2000 census data reports that over 62 percent of low-income renters in Vallejo are cost burdened. Of this 62 percent, approximately 28 percent (2,498) were identified as extremely low-income (\$23,650), 21 percent (1,915) identified as very low-income (\$39,400), and 13 percent (1,179) were identified as low-income (\$63,050).

Current 2010 Census data indicates that approximately 49 percent or 7,462 renter households are severely cost burdened paying 35 percent or more of their income for housing.

Overcrowding: In Vallejo 18 percent (1,303) of renter occupied units are considered overcrowded, which is defined as 1.01 – to 1.50 persons per room, and of the 18 percent, 6 percent of renter occupied units are considered severely overcrowded, which is defined as more than 1.5 occupants per room.

Special Needs Housing:

Large family households - The Housing Element Needs Assessment indicates that large family households in Vallejo would benefit from an increase in the development of larger affordable units. The Housing Element estimated that 24 percent (3,547 units) of renter-occupied units in Vallejo contained three or more bedrooms and only 7 percent (1,052 units) of renter occupied units contained four or more bedrooms, including renter-occupied single-family dwellings. Of the total households (40,075) in the City, large families represent approximately 16.8 percent. The statistical data provided gives a false sense of Vallejo having an adequate supply of units with three bedrooms or more; rather, as documented in the Needs Assessment section of the Housing Element, the majority of single-family units suitable for large families will only be affordable to households near or above the state's moderate-income limits of 81 to 120 percent of the area median income.

Elderly Households: With projected population growth for seniors, it is anticipated that approximately 609 units of affordable housing targeting the elderly and frail elderly, a subpopulation of the elderly, (aged 65 and older) will be required. With approximately 26 percent of Vallejo's elderly households being renters and approximately 17 percent earning less than 30% of the AMI, the need for affordable senior housing that promotes aging in place will be in demand. Additionally, Housing Element data, reports that the total number of elderly persons in Vallejo is 12,618, of which approximately 1,123 elderly, or 8.9 percent of the total of 12,618, are living below the Federal poverty level. In addition, the Housing Element and HUD data indicate that there are 1,501 elderly rental households, at or below 80 percent of the area median income. There are approximately 979 affordable rental units available for the elderly in Vallejo, which leaves an overall rental housing need gap among low income elderly of over 500 units. There are 915 frail elderly households in Vallejo at or below 80 percent of the area median income, and currently 806 housing units available for frail elderly in this income category, leaving a gap / deficit of 109 housing units.

***Disabled Households:** Based on national estimates, seven percent of Vallejo's population age sixteen to 64 is physically disabled, i. e., has a disability that prevents them from working, has a self-care limitation, or has a mobility limitation. These people are likely to have a high need for affordable housing due to their more severe condition and reduced employment opportunities. According to the Housing Element there were 42,621 disabled persons residing in Vallejo. However, this includes persons with multiple disabilities. The actual number of disabled individuals is 22,895 persons. Planning staff has indicated that a likely explanation of the disproportionately large disabled population in Vallejo is due to the large number of board and care homes that opened in the late 1980s and 1990s. It is still anticipated that housing for disabled persons is needed to meet the ongoing needs of Vallejo's disabled population.

Physical Conditions of Housing Stock:

In 2008 there were a total of 43,117 housing units in Vallejo, with a homeownership rate of 70 percent, and renters making up 30 percent of the housing market. The growth rate in 2008 for single-family detached homes increased by 1.2 percent and decreased for multifamily developments of 2-4 units, and 5 plus units by -0.6 and -1.3 percent respectively. Similar to other cities in the region, the majority of Vallejo's housing stock is single family, accounting for 74 percent of the total housing stock in 2008. Forty-six (46%) percent of Vallejo's housing stock was built prior to 1970; the remaining fifty-four (54%) of the housing stock was built between 1970 and 2008. Ninety percent (90%) of Vallejo's housing stock is considered sound, which is defined as well maintained and structurally sound; approximately 9 percent of the housing stock is identified as being in moderate condition, which is defined as a unit in need of replacement of one or more major components and other repairs, (e.g. roof replacement, painting, and window repairs). Approximately one percent of Vallejo homes fell into the substantial or dilapidated categories, which is defined as a unit that requires replacement of several major systems and possibly other repairs (e.g. foundation work, roof structure replacement and re-roofing, as well as painting and window replacement).

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

- VHA's goal was to maintain or increase Housing Choice Voucher lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration; however, due to funding cuts we are forced to reduce lease-up rates, and our payment standard in an effort to mitigate the funding deficit
- Participate in the Consolidated Plan and the Housing Element development process to ensure coordination with broader community strategies
- Monitor and meet with the Planning Department to ensure that affordable housing related planning policies are implemented
- Apply for additional HCV units should they become available
- Leverage affordable housing resources in the community through the creation of mixed-income and finance housing
- Pursue housing resources other than HCV tenant based assistance
- Apply for special-purpose vouchers as they become available i.e. Family Unification Vouchers, and/or Elderly Vouchers
- City will continue to seek funding to enhance and expand the direct HCV program marketing outreach to property owners in Census Tract areas where poverty levels are under 10 percent
- City will continue to seek funding to enhance and expand the direct program marketing to HCV participants in Census Tract areas where participants make up more than 9 percent in anyone census tract area
- City will continue to seek funding to promote and expand the Crime - Free Multi-Housing program to affordable multi-family housing developments
- City will continue to seek funding to continued commitment and renewed effort to promote HCV participant participation in the Family Self-sufficiency program
- The Housing and Community Development Division and VHA will seek out funding opportunities and/or recommend Vallejo based nonprofit housing groups with assisted multi-family housing developments, seek out funding opportunities that promote housing and community revitalization

9.1

Housing Needs of Families on the Waiting List
Waiting list type: Section 8 Tenant based Assistance

Wait list total	# of Families	% of Families
Extremely Low income <=30%AMI	1196	74.89
Very low income >30% but < 50%AMI	198	12.22
Low income >50% but <80% AMI	69	4.37
Families with Children	987	61.80
Elderly Families	100	6.26
Families with Disabilities	191	11.96
Race/ethnicity: Hispanic or Latino	11	0.70
Race/ethnicity: Black/African American	1315	82.34
Race/ethnicity: White	153	9.58
Race/ethnicity: Indian/Alaska Native	25	1.57
Race/ethnicity: Asian	57	3.57
Race/ethnicity: Hawaiian/Other Pacific Islander	36	2.25
1BR	493	31.16
2BR	865	53.89
3BR	216	13.62
4BR	21	1.27

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5- Year Plan.

VHA Goal 1: Expand the supply of assisted housing objectives:

- VHA has 25 special-purpose vouchers targeting formerly and current homeless veterans through HUD's Veterans Affairs Supportive Housing Program (VASH)
- VHA has provided loan funds towards the development of the Temple Art Lofts project, a 29 unit multi-family affordable housing development targeting households at or below 50 percent of the area median income
- VHA has executed a 55 year Regulatory Agreement to ensure that the Temple Art Lofts development remains affordable to low-income families

VHA Goal 2: Improve the quality of assisted housing objectives:

- VHA continues to better define its policies and procedures in an effort to maintain a SEMAP High Performance designation
- VHA continues to provide customer service training for staff through consultant sponsored trainings; HUD San Francisco Regional Office trainings; and VHA staff bi-annually are required to obtain certifications in Fair Housing, and Reasonable Accommodation
- VHA has established a staff committee, which consists of HCDD Manager and supervisors that review and approves all request for reasonable accommodation made by HCV tenants and proposed terminations recommended by staff
- VHA continues to provide in-house staff trainings on critical components of the Housing Authority Program policies, guidelines, rules, and procedures, as well as on the software system, Housing Pro

VHA Goal 3: Increase assisted housing choices objectives:

- VHA Housing Inspectors continue to hold Landlord Briefings; the briefings are open to all Vallejo landlords, and property management companies. The briefings provide HA staff the opportunity to keep landlords abreast of HCV policies, and guidelines, as well as program changes and procedures. Briefing topics have included: Tenant screening; lease enforcement; and crime prevention through environmental design
- VHA community outreach incorporates Community Empowerment and Outreach Workshops that targets HCV participants specifically, however, the general public is encouraged to attend. Community Empowerment and Outreach Workshop topics provide information on various social service organizations in Vallejo and Solano County that can assist residents in finding housing, employment, counseling, higher education opportunities, vocational training, and legal referral services
- VHA makes bi-annual presentations to the Solano County Board of Realtors to increase housing opportunities and provide community outreach.
- VHA regularly attends monthly community meetings sponsored by Fighting Back Partnership, a local nonprofit organization that actively works to cultivate relationships with various Vallejo based community groups, and local neighborhood residents and resident groups in Vallejo to increase public awareness about City sponsored and non-sponsored programs that are a benefit to the City and Vallejo residents
- VHA continues to provide reasonable accommodations to its HCV participants in its HA programs
- VHA continues to conduct an analysis of its voucher payment standards to ensure conformance and compliance with the HUD regulations to maximize program efficiencies
- VHA has successfully assisted 16 HCV/HOP participants achieve homeownership through its voucher homeownership program.
- VHA maintains its Resident Advisory Board, that provides feedback on proposed and existing VHA activities; the RAB has annual meetings that are open to participating HCV participants

VHA Goal 4: Provide an improved living environment objectives:

- VHA continues to encourage families to move to areas of increased opportunities for adults and children i.e. areas with access to good services, good schools, low-levels of crime and closer access to jobs, by providing to HCV participants maps of Vallejo areas that have low concentrations of minorities, and poverty, and by focusing its community outreach to potential landlords and property managers in those areas considered to have better schools and less crime statistics

VHA Goal 5: Promote self-sufficiency and asset development of assisted households through the Self-Sufficiency Program objectives:

- VHA through its FSS program continues to encourage participants to secure employment, complete their GED requirements, and/or obtain higher learning degrees from an accredited college, and achieve the goal of homeownership. The FSS program has proven a success for participants with the following accomplishments being achieved:
 - 16 FSS families have achieved homeownership in the last five years
 - 56 families were enrolled in the FSS program in the past fiscal year
 - Five FSS families have graduated in the past FY- Total payout amount of \$19,455
 - Eight FSS family participants were enrolled in educational programs e.g. high school, GED preparation, or college
 - Total accumulated escrow balance amount for all FSS family participants, \$34,945
- VHA will continue to meet quarterly with Solano County and local supportive service providers in an effort to provide HCV participants with linkages to the various supportive services available in the Vallejo, Solano County areas
- VHA will continue to work with organizations such as Family Resource Center and Spark Point, which provide monthly life skills training classes on various topics such as Money Management/Credit Repair, Daily Living Support, Resume Writing/Interview/Coaching, and Job Development,
- VHA continues to provide reasonable accommodations in its HCV programs
- VHA has renewed its Memorandum Of Understanding with Solano Employment Connection/Workforce Investment Board to assist clients with job search and training
- VHA continues to host "Smart Financial" workshops

VHA Goal 6: Ensure equal opportunity and affirmatively further fair housing objectives:

- VHA continues to promote Fair Housing and Equal Opportunity in the implementation of its HCV program, and through the awarding of affordable housing capital fund contracts
- Through HCDD's development and update of its Analysis of Impediments to Fair Housing, which identifies barriers to affirmatively furthering fair housing, and eliminating discrimination in housing based on race, color, religion, sex, age, disability, familial status or national origin
- VHA continues to provide staff training on Fair Housing and Reasonable Accommodation. All VHA staff are required to attend trainings on the aforementioned topics every two years
VHA has partnered with Fair Housing Napa Valley to provide Fair Housing services and mediation specifically for assisted families.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial Deviation/modification"

VHA defines Substantial Deviation and Significant Amendment or Modification as follows:

A Substantial Deviation and Significant Amendment or Modification are defined as the addition or deletion of any City of Vallejo Housing Authority program or services related to the actual use of federal funds (e.g. significant changes to goals) that exceed twenty (20) percent or more, of the VHA's annual program budgets HCV/Section 8 in the Five Year Plan. VHA further defines substantial changes, as changes to the Plan related to rent and/or admission policies; changes to the organization of the waiting list; changes to the tenant/resident screening policy; and changes to the HCV termination policy. Substantial Deviations and Significant Amendments or Modifications will go through the established public process that includes: public notification and comment period, consultation with the Housing and Redevelopment Commission, and the Resident Advisory Board, and final approval by the Housing Authority Board.

11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(g) Challenged Elements: The VHA has no elements of the PHA Plan that has been challenged, or any elements of the PHA Plan that have been a challenge to implement.</p>
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**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Daniel E. Keen the Executive Director certify that the Five Year and
Annual PHA Plan of the Housing Authority of the City of Vallejo is consistent with the Consolidated Plan of
City of Vallejo prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:


The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

City of Vallejo

CA 055

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)			
Name of Authorized Official	Osby Davis	Title	Chairman of the Board
Signature		Date	04/16/2013

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning July 1, 2013, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.


Housing Authority of the City of Vallejo
PHA Name

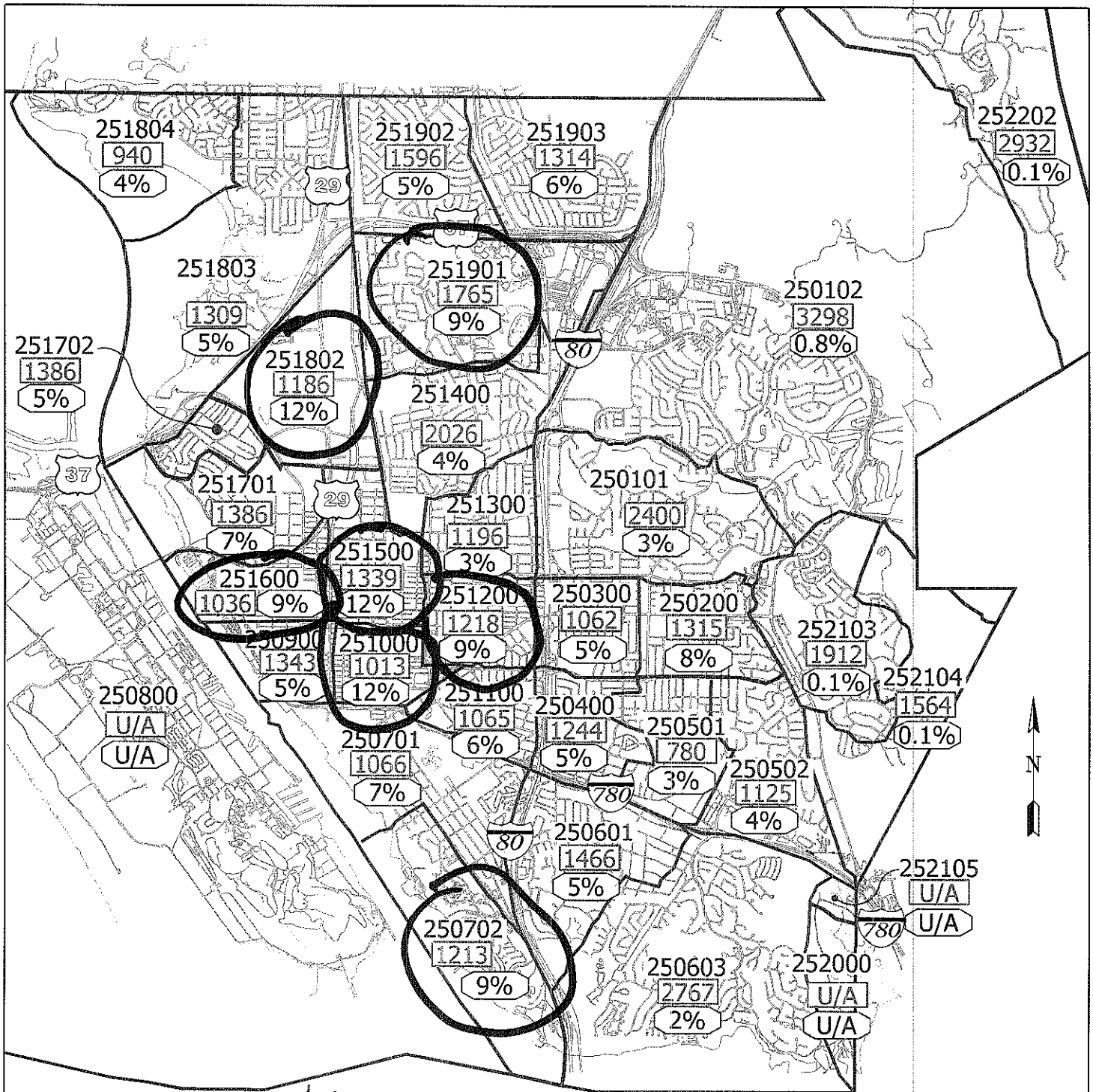
CA055
PHA Number/HA Code

 5-Year PHA Plan for Fiscal Years 20 - 20

 X Annual PHA Plan for Fiscal Years 2013 - 2014

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Osby Davis	Title Chairman, of Housing Authority Board
Signature 	Date 04/16/2013



Deconcentration efforts:
 HCV Participants 9% or greater in Census Tract
 Direct marketing outreach w/ be conducted.

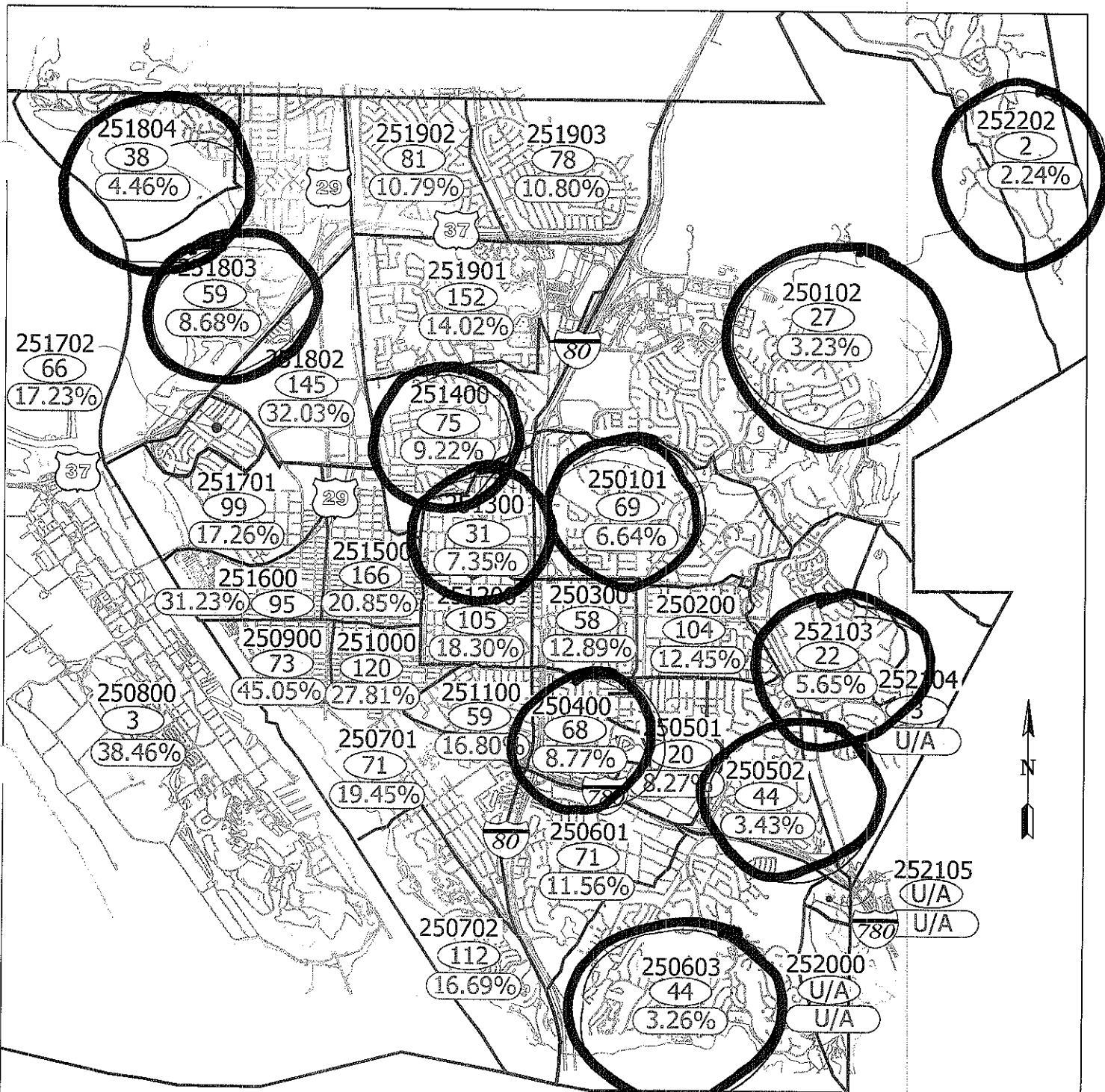
•household = person or a group of people living in the same residence.

LEGEND:

- HCV HOUSING CHOICE VOUCHER
- U/A UNAVAILABLE DATA
- 252105 CENSUS TRACT LINE AND NUMBER
- 1213 TOTAL NUMBER OF HOUSEHOLDS* LIVING IN VALLEJO BY CENSUS TRACT.
- 12% PERCENT OF HCV HOUSEHOLDS PER THE NUMBER OF TOTAL HOUSEHOLDS IN EACH CENSUS TRACT.



CITY OF VALLEJO HOUSING AND COMMUNITY DEVELOPMENT
 PERCENT HOUSING CHOICE VOUCHERS PER
 TOTAL VALLEJO HOUSEHOLDS
 MARCH 04, 2011



12 Census tract areas
w/ poverty rates below
10%.

Those areas w/ be marketed
to HCV participants

LEGEND

- HCV HOUSING CHOICE VOUCHER
- U/A UNAVAILABLE DATA
- 252105 CENSUS TRACT LINE AND NUMBER
- 19.45% POVERTY RATE BY CENSUS TRACT.
- 66 NUMBER OF FAMILIES LIVING IN VALLEJO WITH HCV BY CENSUS TRACT. (TOTAL = 2,160)



CITY OF VALLEJO HOUSING AND COMMUNITY DEVELOPMENT
HOUSING CHOICE VOUCHER HOUSEHOLDS AND
OVERALL VALLEJO POVERTY BY CENSUS TRACT
MARCH 04, 2011

April 9, 2013
Housing Authority of the City of Vallejo
Public Hearing

Vallejo Housing Authority Board (HAB) Annual Plan Comments:

On April 9, 2013 Housing Authority staff presented the Housing Authority's Annual Plan for 2013/14 focusing on the established goals identified in the Five Year Plan, and revisions made to the Plan based on community input from a VHA Annual Plan Informational held March 28, 2013, and comments made on the City's "Open City Hall" website, at the April 4, 2013 Housing and Redevelopment Commission meeting, comments made by members of the public, or VHA Board of Commissioners, and the VHA staff response to the comments made.

Citizens Anzell Loufas, Judy Irvin, and Linda Lawless: Members of the Association of Vallejo Heritage Neighborhoods requested the HAB not approve VHA's Annual Plan until the City of Vallejo granted their association "Consultant" status under CFR 24 Part 58 and Section 106 codified in CFR 36 Part 800. They spoke of the need to protect and preserve historic housing in Vallejo.

Citizen Ann Carr: Vallejo resident and homeowner asked that the 5 Year Plan approval be postponed; she further stated the VHA is not listening to the community's input. Ms. Carr reported that 25% of the rental housing stock in Vallejo is subsidized; and though she is mindful that the elderly have housing needs, it is her opinion that subsidized housing is too concentrated in various areas of Vallejo.

Business Owner Natalia Clark: Indicated that people are afraid to come to her dance studio business. She stated people need to work for their Housing Choice Vouchers. "HCVs go like candy to kids", Ms. Clark stated. The City needs to cut Housing Authority staff and redirect Housing Authority funds to the Police Department. Vallejo needs to close its doors to low income and poor people and take care of just the ones that are present. VHA is encouraging poor people to come to Vallejo; the community needs to be strong and make changes to stop these subsidies.

Citizen Denise Suttanmyer: Vallejo resident of twelve years; would like the HAB not to support the VHA expansion of Section 8 program. The decline in our police force and the loss of businesses is the reason to not approve the VHA Plan; it is her opinion Vallejo's decline will be further exasperated by an expansion of Section 8 vouchers. She would like the HAB to attract a stronger more economically stable population. Expansion of Section 8 will drive committed homeowner families out of Vallejo.

HAB Osby Davis: Requested that staff respond to the various comments made by community members that spoke.

Staff, Craig Whittom: Responded that the Annual Plan was not an attempt to expand the number of HCVs, but to report to HUD the VHA's accomplishments towards meeting its established 5 year goals and strategies for meeting its housing needs. The City went through a process that has been rather painful at times for the City when going through the Regional Housing Needs Assessment (RHNA) process of keeping the community involved. Additionally, in developing the Annual Plan City staff increased the community outreach by placing the Annual Plan on the City's Open City Hall website for community input, holding the required Resident Advisory Meeting, and holding two additional public comment meetings that were not required, in addition to the final Public Hearing held tonight, April 9th.

City Attorney, Claudia Quintana: Responded that the VHA Annual Plan was exempt from environmental review because it was a financial administrative activity, not a project; and the VHA activities would not result in any physical changes of properties located in the surrounding historic areas.

HAB Gomes: Inquired why City staff had not responded to the Historic Association regarding their request for Consultation status. She went on to ask if a project to increase the number of vouchers came before staff that the project item would be brought before the Council and community, correct?

Staff Whittom: Responded that staff and the City Manger met with the group looking for consultation status, and informed them that they were not entitled to Consultant status. However, the City goal is to be as transparent as possible; thus, if a project were moving forward they would let the Association know. Mr. Whittom acknowledged that no written correspondence was provided, and that staff would send a formal letter of notification; and in regard to a project requesting an increase in the number of vouchers Staff would bring the project to the community and HAB/Council.

HAB Brown: Asked how many HCV's do neighboring Vallejo Cities have?

Staff Putney: Responded that Vallejo has almost 2300 vouchers, Vacaville has 1200 vouchers, and she was unsure about the City of Fairfield.

HAB Brown: What impact would a reduction and/or elimination of HCVs have on the City's Housing Element?

Staff Whittom: Responded that staff would have to research what impact reducing or eliminating the HCV program would have if any on the City's Housing Element. He stated that to reduce/eliminate the voucher program would not be what was presented to the State in the City's Housing Element Plan. Additionally, he indicated the State is interested in the development and preservation of affordable housing; and advocates of affordable housing would be interested in continuing and keeping affordable housing

opportunities/programs in Vallejo. Thus, the City would need to engage all stake holders regarding the elimination and/or reduction of the number of HCVs if the HAB were to decide to move forward with the suggested reductions/eliminations.

HAB Brown: Inquired about the comment made by a speaker regarding the over concentration of HCVs in certain areas.

Staff Putney: Indicated that the HCV Plan identifies as one of its goals to improve the living environments, and that marketing outreach would be targeted to participants in high concentrated areas to promote de-concentration of HCVs in any one Census Tract that percentages are at or above 9%. She further stated that the VHA could not tell individuals where to live, nor could it force HCV participants to move to certain areas. All moves would have to be voluntary or else it would be in violation of Fair Housing Laws, and that the goal was to promote "Fair Housing Choice".

HAB Sampayan: inquired about the percentages of subsidized rental housing in Vallejo and asked if one of the speakers estimated 25% of all rental housing in Vallejo was subsidized.

HAB Davis: Stated that landlords and tenants are able to live wherever they want Citywide. A voucher participant finds a property where they would like to reside. If the landlord is willing to rent to them they are able to live in that unit; thus, there is no concentration of assistance because individuals have the choice.

Staff Robinson: Responded that the VHA has collected and prepared an analysis of the number of HCVs throughout Vallejo by Census Tract and that according to VHA records HCV participants do not make up more than 12 percent in any one Census Tract. She further stated that she was not aware of how the speaker arrived at the total 25 percent rental subsidized rate, since it appeared that the speaker was including non-Housing Authority project based assisted housing developments in her totals.

HAB Brown: What Plan/document would be the appropriate document to address the concentration of low-income participants?

HAB Sunga: Inquired if the HAB could decrease the number of vouchers? He also commented that he sees HCV participants all over the City, and he is not clear on the comments regarding over concentration of vouchers in one area. Mr. Sunga also wanted to know about the possibility of additional Veteran Vouchers

Staff Putney: Responded that tonight's request was not to decrease or increase the number of HCV's, but to approve the Annual Plan, which leaves the program as it is; and that the vouchers were awarded to the City based on documented needs as evidenced by Census Tract.

HAB Samapyan: How is the 201 Maine Street development doing in regards to the Crime - Free Multi Housing Program? Have they received their certification?

Staff Robinson: Responded that the development had completed their certification as a Crime Free Multi-Housing development, and that the numbers of police service calls were on a downward trend.

March 6, 2013
Housing Authority of the City of Vallejo
Resident Advisory Board (RAB) Annual Plan Comments:

The RAB met March 6, 2013; Housing Authority staff presented the Housing Authority's Annual Plan for 2013/14 focusing on the established goals identified in the Five year Plan the RAB's comments are as follows:

- The community makes inaccurate assumptions about Housing Choice Vouchers tenants
- Affordable housing should be downtown because people's income can increase; there is more diversity, transportation, restaurants, the water front, library, post office, and services within walking distance, and it's better for the elderly (helps to keep them mobile)
- Transportation is not conducive to low-income people living far out. The Bus stops are too far away and have slow routes
- Shopping/ grocery stores are needed
- The City of Vallejo wants a closed community they are not open to diversity; it's still a good ole boys and girls club
- This mindset is from birth; they get satisfaction from trying to make people attack
- Everyone is stressed and struggling with all of the budget cuts housing is needed
- The community wants power without having their involvement
- How can people live day-to-day self-survival
- VHA should seek out supporters of Housing programs, other than RAB members and ask them to participate
- How many participants have moved off the program
- If the area becomes upscale then gentrification will take place
- No education is being taught to people, the HCV is too valuable to folks; people are too afraid of losing their voucher to do some of the things that participants are being accused of
- Vallejo needs to create a facility for the homeless, so that the community can stop mistaking the homeless for Section 8 participants
- San Rafael has a facility for the homeless, which provided mail boxes, washing machines, showers and some place the homeless could come inside from the elements
- City should use empty buildings to house the homeless
- City should create opportunities for lease to own properties for low-income people
- Those opposed to the HCV program are confused about the program

Attachment B

- Train the homeless how to live in a home after being homeless; after being homeless for years homeless people life skills are lacking
- Inclusionary housing would be good for Vallejo

Vallejo Housing Authority Annual Plan Informational

Thursday, March 28, 2013

Community suggestions and comments regarding the Housing Choice Voucher Annual Plan and affordable housing in Vallejo:

- Target housing in areas where the percent of affordable housing is low
- Require affordable housing providers to provide on-site resources for residents e.g. child care, computer labs etc.
- Focus more on helping low-income residents achieve self-sufficiency
- Become more creative in the uses of affordable housing funds
- Identification of planning zones for affordable housing should come before the Planning Commission
- Can the City establish other target areas for affordable housing besides the downtown area
- Affordable housing for persons with physical disabilities is needed; housing for the disabled has been over looked in the City
- City needs to establish housing policies
- Since the City has satisfied its Buchongo requirement can HUD funds be used to move people from subsidized housing downtown to first time homeownership
- Cut HCD funding and give funds to the Police Dept.
- Tax Exempt Status of affordable housing developments is a problem
- Keep and expand the Crime Free Multi-Housing Program
- HCV program should have a time limit for assistance
- The Housing Manager/City staff should live in Vallejo
- Spread affordable housing throughout Vallejo
- Increasing the supply of affordable housing and increasing fair housing choice are not goals of the community; how are these shared commonalities
- Within the limits of the law - work together to provide resources to the people who need it
- How many of the 1,362 required RHNA units are targeted for low-income housing

Vallejo Housing Authority Annual Plan

What is your feedback on the Vallejo Housing Authority's Annual Plan goals and objectives?

Public comments as of March 29, 2013, 11:46 AM

All Participants around Vallejo

Comments sorted chronologically

As with any public comment process, participation in Open City Hall is voluntary. The statements in this record are not necessarily representative of the whole population, nor do they reflect the opinions of any government agency or elected officials.

Vallejo Housing Authority Annual Plan

What is your feedback on the Vallejo Housing Authority's Annual Plan goals and objectives?

Introduction

What are your comments regarding the Vallejo Housing Authority's Annual Plan and its strategies for implementing its Five Year Plan goals and objectives, which include:

Improve the quality of assisted housing

Increase assisted fair housing choices

Provide improved living environments which focus on deconcentration of poverty

Promote self-sufficiency and asset development of assisted households

Expand the supply of assisted housing

Ensure equal opportunity and affirmatively further fair housing objectives

Vallejo Housing Authority Annual Plan

What is your feedback on the Vallejo Housing Authority's Annual Plan goals and objectives?

As of March 29, 2013, 11:46 AM, this forum had:

Attendees:	77
Participants around Vallejo:	24
Hours of Public Comment:	1.2

Vallejo Housing Authority Annual Plan

What is your feedback on the Vallejo Housing Authority's Annual Plan goals and objectives?

All Participants around Vallejo

Linda Stout inside Vallejo

March 26, 2013, 8:17 AM

I agree with most of the comments under this heading...however I am only able to "support" 5. This is frustrating. I feel like with the "support 5 only restriction" much of views of Vallejo citizens are not being heard. If there were hundreds of comments, which would be a desirable thing in an open city forum such as COV is providing, the level of agreement or lack of agreement is artificially skewed by "you can only support 5". Perhaps there is some logical reason for this restriction, but I am unable to understand what it might be...

I would assume city hall would want all the information possible about how its residents feel about a particular issue.

Name not shown inside Vallejo

March 25, 2013, 12:17 PM

Any department's goal/plan should be evaluated under the overall goals and challenges of our city.

The three biggest challenges facing our city today are:

1. Lots of crime (partially due to lack of income)
2. Not enough business and sales receipts (due to lack of disposable income)
3. dysfunctional school (due to lack of parental involvement)

Are VHA goals in line with our city challenges? Will VHA's activities help alleviate any of the challenges we are facing today? or will it make them worse?

Vallejo is already the most affordable place in the whole bay area. We do not need more. We need to make what we have better.

With the resources allocated to VHA and what it deliver for our city, the resource allocation is way out of proportion.

Act like a CEO, re-focus, re-align, re-organize.

1 Supporter

George Britt inside Vallejo

March 24, 2013, 10:10 PM

I will have to agree with the majority of comments here. No more HUD/Subsidized/Low-income housing at this time. We need to bring Vallejo back from the abyss, revitalize downtown (over 50% subsidized housing), rebuild the Police and Fire departments, concentrate available resources on infrastructure maintenance, re-task the VHA or do away with it, and make Vallejo a place where new businesses will want to locate. Time to make people proud to live/work/play in Vallejo.

3 Supporters

Vallejo Housing Authority Annual Plan

What is your feedback on the Vallejo Housing Authority's Annual Plan goals and objectives?

All Participants around Vallejo

Vallejo has enough low income housing.

The real estate market is wanting for inventory. Sell the abandoned Vallejo houses to owner occupied people who can afford to fix up and bring them up to code.

Plan the city's housing so that it promotes owner occupied homes. Change Vallejo for the better.

Vallejo cannot afford any more low income housing. Police are stretched to the limit.

The citizens are stretched to the limit.

Vallejo needs to cease self-destructive low cost housing plans.

-- Glen Speckert

2 Supporters

Marian Swanson inside Vallejo

March 24, 2013, 9:21 AM

<http://promiseneighborhoods.org>

I believe we should start looking for ideas that will empower the less fortunate citizens in Vallejo. Above is a initiative called Promise neighborhoods that help with providing education, job training, and skill building for those who have no opportunity of becoming a successful citizen. We need to start producing success in our community and not warehousing, like Coleen has stated. I really hope that our city leaders will listen to all of our needs and not turn a blind eye to those who seek a better way of life inside Vallejo.

Job creation is the starting point for a better future for Vallejo and it's citizens. Our youth are the future of Vallejo, and we need to support their education, not their demise.

1 Supporter

Cameron Shearer inside Vallejo

March 23, 2013, 4:23 PM

Absolutely no more subsidized housing in the the downtown quadrant of the city.

Begin to remove the overage of current subsidized housing significantly so that we can begin to balance the residential economic structure downtown. There are so few market rates homes in the area that businesses cannot survive on food stamps alone. They need regular paying customers to equal out the residents who do not spend at our local businesses.

Decrease the size and the budget of the housing authority. At this point, we need to focus its attention on maintenance and not on growth. For too long, the housing authority has functioned as if

Vallejo Housing Authority Annual Plan

What is your feedback on the Vallejo Housing Authority's Annual Plan goals and objectives?

All Participants around Vallejo

it were tasked with increased growth, both in cheap housing stock and a fiefdom of overpaid employees. No more; we are clear on that as voters and residents - we expect our paid representative so support our views and not those of ABAG and some misguided city staff.

We support Coleen Cole's Statement of Purpose.

4 Supporters

Brendan Riley inside Vallejo

March 21, 2013, 4:00 PM

- Improve the quality of assisted housing - Improve, but under no circumstances expand it. As Coleen Cole points out in her on-the-mark comments, over 10 percent of our housing stock already is dedicated to government-assisted housing (59 percent low-income housing in the downtown area!) and the VHA has failed grossly in equally balancing affordable housing around the city.
- Increase assisted fair housing choices - Absolutely no way. As Cole says, what's the point of warehousing people instead of helping them with job support and other life-skill programs? Instead, mandatory caps should be in place -- and adhered to -- on numbers of subsidized houses and apartments.
- Provide improved living environments which focus on deconcentration of poverty - Yes, for all the reasons already mentioned. One way that local government could help the downtown area, as mentioned in a recent discussion involving more than 100 Vallejo residents deeply concerned about the city's future, would be to establish more services downtown, such as school sites, training and social services. Monica Tipton's on-target comments on this site mention several government education- and training-related service options.
- Promote self-sufficiency and asset development of assisted households - Yes.
- Expand the supply of assisted housing - Really stupid idea. To quote Cole: "NO. With 10% of our entire housing stock already dedicated to HUD programs, with the additional NEW 1362 RHNA housing numbers committed to, there is NO OPENING for assisted housing. Vallejo has neither the jobs, the support programs, nor the low-crime rates to justify taking on a single new program. We are already vastly overcommitted without supporting the population we already have!"
- Ensure equal opportunity and affirmatively further fair housing objectives - What does this mean? I would agree with this idea if it means taking steps to prevent greedy landlords from inflating rents to line their own pockets. That was one of the suggestions at our recent citizens gathering. Another suggestion from the group: help to curb crime in subsidized housing by making sure landlords participate in the Crime Free Multi-Unit Program. We need more oversight of subsidized housing, and more accountability from the landlords.

6 Supporters

Name not shown inside Vallejo

March 21, 2013, 11:37 AM

I have imbedded comments after each goal:::::
Improve the quality of assisted housing

Vallejo Housing Authority Annual Plan

What is your feedback on the Vallejo Housing Authority's Annual Plan goals and objectives?

All Participants around Vallejo

can you do this by also helping to eliminate abandoned property?????

Increase assisted fair housing choices

choices should be more single family and less multiple units

Provide improved living environments which focus on deconcentration of poverty

YES. Economically integrated neighborhoods. PLEASE do not create low-income properties in any one area or development. Concentration of home-care, low income, or any one type of housing in any area does not allow for diversity. Older neighborhoods often have 2, 3 & 4 bedroom houses in all sizes and helps prevent the empty daytime feeling that invites prowlers and trouble.

Promote self-sufficiency and asset development of assisted households

Assisted ownership-Owner occupied, habitat for humanity style investments---

Expand the supply of assisted housing - use foreclosed, abandoned and unused housing stock

Ensure equal opportunity and affirmatively further fair housing objectives - yes

2 Supporters

Denise Martin inside Vallejo

March 21, 2013, 9:15 AM

I agree with Colleen Cole's statement: "Expand the supply of assisted housing - NO. With 10% of our entire housing stock already dedicated to HUD programs, with the additional NEW 1362 RHNA housing numbers committed to, there is NO OPENING for assisted housing. Vallejo has neither the jobs, the support programs, nor the low-crime rates to justify taking on a single new program. We are already vastly overcommitted without supporting the population we already have!

Vallejo has more affordable housing under various programs than this city can handle: We do not have the jobs or training or services to provide in addition to the housing that HUD requires, so we end up housing low/low and very low income families and individuals without education or job and that is all. And our affordable housing is centralized in the downtown, without almost 60% of that area subsidized in some form or another which is killing our Heritage / Architecture District, and the downtown, rolling into our beautiful Waterfront.

This City voted to designate the Downtown as a Predominate Development area, and doing so means the City is seeking federal funds which will require HIGH DENSITY housing near our transportation hubs. This means the waterfront/ downtown areas, which is not discussed in this Plan, and is problematic.

Further, this VHA Plan fails to address the serious problem of the removal of the rules that a developer of certain affordable housing does not need to provide notice to the neighbors or move through the Planning Commission for permits/notice/variances. The language of this Plan is vague and ambiguous with the use of words "fair", "quality", etc., but does not say much about the specifics as it actually relates to what is existing in Vallejo and the problems we have in part due to the affordable housing provided without services/education/jobs., and high concentrations in one area.

In my opinion, until these items are specifically addressed as a part of the goals and objectives of the VHA Plan, this is just government language that really does not provide specific, coherent

Vallejo Housing Authority Annual Plan

What is your feedback on the Vallejo Housing Authority's Annual Plan goals and objectives?

All Participants around Vallejo

information.

11 Supporters

Richard Whitfield inside Vallejo

March 20, 2013, 5:01 PM

I fully support the statements by Ms. Cole. Vallejo has already done its part for affordable housing and needs ways to assist those who currently live here. And absolutely no more HUD housing in downtown Vallejo.

7 Supporters

Coleen Cole inside Vallejo

March 20, 2013, 2:32 PM

- Improve the quality of assisted housing - Excuse me? You're not providing good housing?
- Increase assisted fair housing choices - Absolutely NO. Until we have true, broad-scale support systems in place for the population already qualified for assisted housing (over 10% of our housing stock), we are not supporting this community (of which my sister was a member for many years in Tacoma, Wa). We need to offer job support and other life-skill programs for the subsidized population which are just being warehoused here instead of helped.
- Provide improved living environments which focus on deconcentration of poverty - YES. The VHA has not followed HUD guidelines for decentalizing the poverty. We've got over 50% of low income housing in downtown, and that is a much higher concentration that is good for anyone, and is against HUD recommendations.
- Promote self-sufficiency and asset development of assisted households - YES. Very much needed.
- Expand the supply of assisted housing - NO. With 10% of our entire housing stock already dedicated to HUD programs, with the additional NEW 1362 RHNA housing numbers committed to, there is NO OPENING for assisted housing. Vallejo has neither the jobs, the support programs, nor the low-crime rates to justify taking on a single new program. We are already vastly overcommitted without supporting the population we already have!
- Ensure equal opportunity and affirmatively further fair housing objectives - NO - Who wrote this question? There is a false premise within the wording that Vallejo "should" continue to take on more "Fair" Housing. Not only does this false statement pretend to be all about good things ("Equal opportunity! Affirmative! Fair!") it hides the fact that it will only serve the pocketbook of outside interests, the county's master-plans, and the staff who do not live here with the consequences of the decisions they foist upon those of us who do live here. The VHA is being bullied by outside interests that emphatically do NOT have the wholeness and viability of Vallejo in mind. I want the VHA to stop making silo-mentality decisions. Bottom Line: Look at the Facts. Vallejo's housing stock is Already THE Most Affordable place to live in the entire Bay Area, without adding one more governmental program! With the RHNA numbers, we will have somewhere around 13% of our entire housing stock dedicated to government-assisted housing programs, but still no jobs, no job training, no police, and lousy schools. Gosh. Am I overstating the problems? I think not.

17 Supporters

Vallejo Housing Authority Annual Plan

What is your feedback on the Vallejo Housing Authority's Annual Plan goals and objectives?

All Participants around Vallejo

As a newly appointed Housing Commissioner, I am requesting that staff explore options for providing more services to those receiving housing assistance. For example, providing a free on-site child care center would enable some to get additional job skills training or to complete their secondary or post-secondary education. Providing multi-unit housing education centers would enable school-age youth who have left the public system to continue their education through a home-schooling or online program. Coordinating services with other agencies, i.e., EDD, VCUSD, Solano Community College, etc., would benefit the individual and the community at large by through an economy of scale in service delivery.

The many studies around short-term and generational poverty concur that improving educational opportunity improves upward mobility. I highly recommend "Bridges Out of Poverty: Strategies for Professionals and Communities" by Ruby Payne, PhD., Devol, and Druessi-Smith, et al.

Also, the Crime-Free Multi-Unit Housing program should be aggressively expanded to provide safety and secure for residents and their neighbors.

I look forward to working more closely with you on these vital issues.

8 Supporters

The Mission Statement of the Vallejo Housing Authority says "with honesty and integrity, we are a team genuinely committed to improving and developing the quality of life in Vallejo's diverse communities."

In 1947, the reason why the VHA was not dissolved from its inception in 1942 as a wartime effort to deal with the large numbers of Mare Island workers, is because it was determined that "There (was) a shortage of safe and sanitary dwelling accommodations in the City of Vallejo available to persons of low income..."

The mentality that was appropriate in 1947 was that the city operating as a landlord was adequate help for low-income people.

In 2013, things have changed. The Tacoma, Washington Housing Authority states how things have changed best:

"In general, there are two views of supportive services in the affordable housing industry.

By one view, supportive services are a side show. They are interesting but...the housing provider has no particular role in providing them. According to this view, housing providers are primarily landlords.

In contrast, Tacoma Housing Authority, and most Moving to Work HUD agencies, have a different view: supportive services are a necessary companion to the housing they provide. Their necessity derives from whom we house, and why. We house some of our community's neediest households - seniors aging in place, disabled persons trying to live independently, and families coming from trauma, such as homelessness and domestic violence. These households need help to succeed as tenants."

Vallejo is, as of September 2011, in 100% compliance with our HUD housing obligations. But because we're overachievers, we've added additional ABAG RHNA numbers, for 1362 additional mixed income affordable housing units. What we got as our reward for taking on the RHNA numbers was a few pretty streets, but no additional support programs.

To "improve and develop the quality of life in Vallejo's diverse communities", as stated in the VHA mission statement, Vallejo needs much more than additional housing. HUD has retooled its program to respond to today's challenges. Vallejo needs to stop doing business like we did in 1947.