

## **CR-05 - Goals and Outcomes**

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

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

The City of Vallejo's Housing and Community Development (HCD) Division manages programs funded by the U.S. Department of Housing and Urban Development (HUD). For the 2022-23 Program/Fiscal Year (FY) (July 1, 2022 - June 30, 2023), the City was awarded \$1,034,156 in federal Community Development Block Grant (CDBG) Program funds, and \$630,390 in HOME Investment Partnerships Program funds. The goals and objectives during this third year of the City's Five-Year Consolidated Plan were minimally achieved due to unforeseen delays in the development of an affordable housing project. However, the City and its non-profit partners were successful in providing public services; supportive assistance to homeless persons and those who were at risk of homelessness; and progress towards the establishment of the City's first Homeless Navigation Center. During the reporting period, approximately \$234,759 in CDBG Program funds were expended, as well as \$76,844 in HOME Program funds. Funds expended included program income and unspent amounts carried over from the previous the fiscal year.

Construction began in FY 2021-22 on the Permanent Supportive Housing (PSH) Project, now named Blue Oak Landing, located at 2134 Sacramento Street and was completed in FY 2022-23. The waiting list for the Blue Oak landing opened in December 2022 and the screening and leasing process began shortly thereafter. A total of 74 units have been completely filled by August 2023.

Predevelopment work continued on the Homeless Navigation Center. A site has been identified.

For Program Year 2022-23, three non-profit partners provided services to over 778 Vallejo residents using CDBG Program funds. Services included housing counseling, comprehensive fair housing services, and classes.

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

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Homebuyer Assistance	Affordable Housing	CDBG: \$0 / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	25	0	0.00%	5	0	0.00%
Homeless Navigation Center	Homeless	CDBG: \$ / PLHA: \$1290869 / Private Foundations: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	0	0.00%			
Homeless Navigation Center	Homeless	CDBG: \$ / PLHA: \$1290869 / Private Foundations: \$	Other	Other	0	0		125	0	0.00%
Non-Homeless Special Needs Services	Non-Homeless Special Needs	CDBG: \$0 / HOME: \$0 / Private Foundations: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	250	200.00%	125	0	0.00%

Permanent Supportive Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	74	74	100.00%	74	74	100.00%
Social Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6250	5223	83.57%	1250	778	62.24%
Social Services	Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	302				
Sonoma Estates Housing Project	Affordable Housing	CDBG: \$ / HOME: \$653751	Homeowner Housing Added	Household Housing Unit	11	0	0.00%	11	0	0.00%
TBRA	Affordable Housing	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	90	4	4.44%	10	3	30.00%

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

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

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

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

Community development (non-housing) needs include: (1) comprehensive, health and safety public improvements in neighborhood target areas,

(2) curb ramps, City-wide, and (3) social services for extremely low- and very low-income persons to meet their basic human needs.

**Goal #1: PERMANENT SUPPORTIVE HOUSING**

The Blue Oak Landing, was completed in FY 2022-23. This Permanent Supportive Housing Project addresses the needs of the first two priority groups.

**Goal #2: TENANT-BASED RENTAL ASSISTANCE**

The Tenant-Based Rental Assistance Program provided rental assistance, including security deposits, to four eligible individuals. The program participants were assisted in the prior program year and assistance continued through FY 2022-23, until leases expire.

**Goal #3: HOMELESS NAVIGATION CENTER**

CDBG funds were used in FY 2022-23 for predevelopment of the Homeless Navigation Center. This project will address the needs of homeless persons, the second priority group identified in the Consolidated Plan.

**Goal #4: HOMEBUYER ASSISTANCE**

No Homebuyer Assistance Program was implemented in FY 2022-23.

**Goal #5: SONOMA ESTATES HOUSING PROJECT**

In FY 2022-23, there were no funds expended for the Sonoma Estates Housing Project as it has experienced delays in the pre-development stage.

**Goal #6: SOCIAL SERVICES**

Every year, the City allocates a portion of its CDBG Program funds to non-profit organizations for the provision of social (public) service programs to be made available to very low- and low-income residents of the community. Three public service agencies served 778 unduplicated persons and provided housing counseling, comprehensive fair housing services, and classes.

Christian Help Center, an emergency family shelter in Vallejo, served 332 unduplicated men, women, and children.

**Goal #7: NON-HOMELESS SPECIAL NEEDS SERVICES**

The City collaborates with other non-profit agencies to meet the needs of non-homeless persons with special needs, the fourth and last priority

group. These agencies were not direct recipients of any CDBG, HOME, or other City funding.

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

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

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

91.520(a)

	CDBG	HOME
White	261	0
Black or African American	334	3
Asian	21	0
American Indian or American Native	68	1
Native Hawaiian or Other Pacific Islander	0	0
<b>Total</b>	<b>684</b>	<b>4</b>
Hispanic	153	1
Not Hispanic	625	3

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

### Narrative

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

1. American Indian/Alaska Native and White - 6 (Hispanic: 6 out of 6)
2. Black/African-American and White - 2
3. Other Multi-racial - 86 (Hispanic: 52 out of 86)

Including the data above, the total unduplicated persons served by Vallejo's CDBG Program funding was 778 and 153 of them identified themselves as having Hispanic/Latino origin. The City of Vallejo recorded a U. S. Census Bureau estimated population of 123,564 as of July 1, 2022, making it the largest city in Solano County. In total, 782 individuals were assisted during Fiscal Year 2022-23 by the City's various CDBG Program-funded public service agencies and HOME-funded Tenant-Based Rental Assistance Program. Of the individuals served, the majority were Black or African American, followed by White, Multi-Racial, and American Indian or American Native. The total persons served who identified themselves as Hispanic were 154 or 19.7 percent.

By comparison, the U. S. Census Bureau estimates for the City of Vallejo as of July 1, 2022 by race and Hispanic origin are as follows: (1) White alone, 31.9 percent; (2) Black or African American alone, 17.9 percent; (3) Asian alone, 23.3 percent; (4) American Indian or Alaskan Native alone, 0.9 percent; (5) Native Hawaiian or Other Pacific Islander alone, 0.9 percent; (6) Two or More Races, 10.4 percent; (7) Hispanic or Latino, 28.8 percent; and (8) White alone, not Hispanic or Latino, 23.5 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	1,049,156	234,759
HOME	public - federal	730,390	76,844
Other	private	1,290,869	
Other	public - state	1,290,869	

Table 3 - Resources Made Available

### Narrative

The majority of the funds expended went towards the pre-development of the Homeless Navigation Center, administration costs, Tenant-Based Rental Assistance Program, and reimbursements to non-profit agencies who delivered social/public services.

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

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

1. Community Housing Development Corporation (CHDC) - Services included comprehensive rental and Financial Fitness counseling programs aimed at increasing financial stability to residents at risk of foreclosure and/or eviction due to circumstance created by the COVID19 pandemic. Their goal was to help residents facing an emergency financial situation who would otherwise be able to afford their housing costs. CHDC provided rental coaching and credit building; first-time homeowner education and counseling; foreclosure intervention counseling; and recovery (focusing on credit and savings improvement) programs to all homeowners, renters, and financial capability clients in both English and Spanish. To expand services, CHDC started by assessing the foreclosure mitigation, comprehensive HUD housing counseling and related consumer needs. CHDC assessed both quantity (whether the services being offered meet the documented community need) and quality (whether existing services meet National Industry Standards for Homeownership, Foreclosure and Education Counseling). CHDC also looked at demographics, including foreclosure rates, to determine what type of additional services and outreach is needed.
2. Fair Housing Advocates of Northern California - Services included comprehensive fair housing services to clients in all protected classes, through the following: intake of 50 housing-related calls (from unduplicated households) and screening for fair housing complaints, including COVID-related calls; providing referrals for non-fair housing calls, including to COVID resources; assisting distressed homeowners of protected classes, including referrals to COVID resources; providing fair housing education to all protected classes; intervening for people with disabilities by making reasonable accommodation or modification requests on behalf of people of



disabilities so that they may achieve more stable housing; referring and representing clients in discrimination complaints before HUD and the California Department of Fair Employment and Housing (DFEH); recruiting and training ten new testers who can conduct investigations in Vallejo, and conducting complaint-based tests as needed; a “Fair Housing Law and Practice” seminar for Vallejo Housing Authority (VHA) staff, to provide education to staff who operate critical housing programs benefitting low-income families (e. g., Housing Choice Voucher (HCV) holders), when requested; a fair housing program for VHA HCV recipients on state and federal fair housing protections, including State of California fair housing law in effect as of 2020 protecting them from housing discrimination based on their status as HCV recipients, and the agency's available services, on an as-needed basis and when requested by VHA.

3. Global Center for Success - Case management and follow-up; life skills classes and support groups; Financial Education and Literacy, outdoor health and wellness classes, employment assistance services, assistance with bus apsses, DMV ID cards, birthcertificates, SSS/SDI benefit applications, haircuts and clothes for job interviews and work.

**Identify the geographic distribution and location of investments**

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

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

**Narrative**

The City did not give preference to a particular CDBG Program target area neighborhood in the allocation of its CDBG Program or HOME Program funds for Program Year 2022-23. Instead, CDBG Program funds expended were limited to direct benefit activities. Therefore, this section and the table above are not applicable for the reporting period.

## Leveraging

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

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

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 Housing Authority of the City of Vallejo 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	717,857
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	717,857
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	717,857

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

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

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
523,140	98,955	0	0	0

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	125	0
Number of Non-Homeless households to be provided affordable housing units	1,250	0
Number of Special-Needs households to be provided affordable housing units	125	0
<b>Total</b>	<b>1,500</b>	<b>0</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	1,725	0
Number of households supported through The Production of New Units	5	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>1,730</b>	<b>0</b>

Table 12 – Number of Households Supported

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

The Housing Authority of the City of Vallejo (HACV) assisted \_\_\_\_\_ eligible low-income households as of June 30, 2023, through the Housing Choice Voucher (HCV) Program and the Veterans Affairs Supportive Housing Program. The HACV worked on increasing its payment standards to align more closely with local rental costs. Plans to increase its voucher utilization rates include: (1) opening of the HCV Program waiting list, (2) issuance of a Request for Proposal for Project-Based Vouchers by October

2023, and (3) landlord outreach. The HACV expects to reopen its waiting list by the end of the calendar year 2023.

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

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

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

The Sonoma Estates Housing Project which was scheduled to begin construction in FY 2022-23 experienced delays due to funding gaps. The City and the developer continue to meet to regularly to discuss and find creative solutions.

Construction of 74 new rental units of permanent supportive housing for homeless persons located at 2136 Sacramento Street was completed in the reportin period and a Conditional Approval for the Temporary Certificate of Occupancy was issued in March 2023. The tenant selection process began in January 2023 and move-ins started in May 2023 and was completd on August 15, 2023.

The TBRA Program continued to support participants from the previous program period by extending the leases through FY 2022-23.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	4
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>4</b>

**Table 13 – Number of Households Served**

**Narrative Information**

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

The City produced 74 new units through the completion of the construction of the Blue Oak Landing, a permanent supportive housing project in FY 2022-23.



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

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

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

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

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

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

#### **EMERGENCY SHELTER**

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

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

#### **TRANSITIONAL HOUSING**

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

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

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

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

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

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

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

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

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

The City is working with individuals and families experiencing homelessness to assist them with getting access to services to help with stabilization and getting into housing. The City partners with the regional JPA on Homelessness, local nonprofits, Resource Connect Solano – the coordinated entry provider for the County and Solano County, to get into the system for housing referrals and access to other programs and opportunities to stabilize and transition to permanent and independent living. The Assistant to the City Manager serves as the coordinator in addressing homelessness as an area of top priority for Vallejo.

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

- Tenant-Based Rental Assistance (TBRA) Program - The City's TBRA Program will provide rental assistance for up to twenty-four months, for persons who are homeless or at imminent risk of homelessness, who are referred to the HCD Division by the operator of the County's Coordinated Entry System. Households who received TBRA will be given preference for a Housing Choice Voucher once the household has successfully exited the TBRA Program.
- Homeless Navigation Center - The Homeless Navigation Center will be a 125-bed facility that is estimated to be completed in the current five-year planning period (2020-24). Aside from temporary shelter, the center will also provide access to medical services, and social services to individuals, veterans, and seniors.
- Permanent Supportive Housing - Completion of the construction of 74 rental units at the Permanent Supportive Housing site is expected to be completed by December 2022. The selection process for eligible extremely low-and very-low-income households is scheduled to begin in October 2022. The VHA has committed to allocate Project-Based Vouchers to the project. Project-based vouchers are a component of the HCV Program where a portion of the Housing Authority's authorized voucher units may be attached to specific housing units located within the city.

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

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

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

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

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

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

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

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

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

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

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

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

The City of Vallejo is currently working on its new draft Housing Element Update. It will be ready for public review and will be presented to the Housing and Community Development Commission at its regular meeting on October 5, 2023.

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

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

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

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

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

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

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

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

During the reporting period, the Housing and Community Development Division staff worked with the

City's Public Works Department and Planning and development Services Department to complete preconstruction and related planning activities to construct a homeless navigation center on a City-owned parcel that will serve up to 125 homeless persons.

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

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

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

The City continues to administer the Family Self-Sufficiency (FSS) Program, a sub-program of the Housing Choice Voucher Program. As of June 30, 2023, 50 persons were enrolled in the FSS Program. The FSS Program enables HUD-assisted families to increase their earned income and provide financial incentive that they can use towards economic independence.

During the reporting period, one FSS Program participant satisfied their contract of participation and graduated from the program. The participant received a total in escrow savings of \$21,555.31.

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

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

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

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

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

programs to retain and attract participation in the program.

The City provided CDBG funding to three social service agencies during the FY 2022-23. HCV Program participants were referred appropriately to these agencies for services available to them.

**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 has submitted a draft of its updated Analysis of Impediments (AI) to Fair Housing Choice report and will complete the final report by September 30, 2023. The current AI was updated in 2015.

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

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

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

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

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

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

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

Monitoring by the City falls into four general areas:

- 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
- Administrative and Financial Monitoring - assessing the fiscal and administrative management of CDBG Program and HOME Program funds
- 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
- 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.

During the performance period, the City monitored three CDBG-funded non-profits agencies that provided social services during FY 2021-22. The reviews were necessary and valuable as they enabled the City to determine: (1) whether programs were in accordance with the Consolidated Plan, Action Plan, and HUD and City requirements; (2) whether activities were delivered in a timely manner; and (3) that information entered in the HUD Integrated Disbursement and Information System (IDIS) was correct and complete, including in the Consolidated Annual Performance and Evaluation Report (CAPER). All discrepancies and concerns were addressed.

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

City staff prepared for the monitoring and informed the agencies of the monitoring review and on-site visit. The three agencies were: Fair Housing Advocates of Northern California, Legal Services of Northern California, and Vallejo Senior Citizens' Council. Desk reviews were conducted prior to the onsite reviews and inspections. All three CDBG Program subrecipients received no findings or concerns.

### **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 2022-23 CAPER was scheduled for September 7, 2023 during a regular meeting of the City's Housing and Community Development Commission (HCD). Public notices regarding the draft CAPER and the public hearing were published in the local City newspaper, the Vallejo Times-Herald, which publishes Tuesday through Sunday, on August 22, 2023, and on the City's website. The draft CAPER was made available on the City's HCD webpage. The comment period on the draft CAPER began on August 22, 2023 and ended on September 7, 2023. There were no public comments.

The Council is scheduled to review [approved] the CAPER on September 26, 2023.

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

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

There were no changes in the City's CDBG Program objectives for FY 2022-23.

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

No

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

## **CR-50 - HOME 24 CFR 91.520(d)**

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

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

Limited staffing has impacted the Division's capacity and hindered on-site rental housing unit inspections. However, the Housing Authority of the City of Vallejo will be contracting inspection services and will have the inspections scheduled for HOME rental housing units for compliance with Housing Quality Standards or the National Standards for the Physical Inspection of Real Estate by the second quarter of FY 2023-24, i. e., October through December 2023.

The following are affordable rental housing units assisted by HOME Program funds:

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

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

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

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

Affirmative marketing activities include, but are not limited to, methods and formats of advertising and community outreach, that are designed to reach persons who are least likely to apply for the program.

Translators were available during the screenings and move-ins at the Blue Oak Landing. In addition, flyers were professionally translated into Spanish and Filipino.

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

**Table 14 - TBRA Program Participant Characteristics**

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

In FY 2021-22, \$105,826.89 of HOME Program income was received of which \$32,206.53 came from loan payments and \$73,620.36 were from loan payoffs.

Out of \$105,826.89 of HOME Program income received, \$\_\_\_\_\_ were expended. HOME funds were used for the Tenant-Based Rental Assistance Program where a total of four households were assisted. The program participant characteristics are shown in the table below.

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

The City’s Five-Year Consolidated Plan has established the following groups as the most in need of assistance, in this order of priority: (1) very low- and low-income renters; (2) homeless persons; (3) first time homebuyers; and (4) non-homeless persons with special needs.

In order to address the unmet needs of very low- and low-income residents for affordable first-time homebuyer opportunities and rental housing, the City allocated \$559,193 in HOME Program funds for the Sonoma Estates Project. This goal addressed the needs of priority groups one and three in the Consolidated Plan. No funds were expended for this project during the reporting period due to delays in project development.



### CR-58 – Section 3

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

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

**Table 15 – Total Labor Hours**

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

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

**Narrative**

The City had no activities in FY 2022-23 that required Section 3 reporting.