

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, under the City Manager's Office, manages programs funded by the U.S. Department of Housing and Urban Development (HUD). For the 2020-21 Program/Fiscal Year (July 1, 2020 - June 30, 2021), the City was awarded \$1,050,798.00 in federal Community Development Block Grant (CDBG) Program funds, and \$610,172.00 in HOME Investment Partnerships Program funds. The goals and objectives for the first year of the Five-Year Consolidated Plan were substantially achieved. In particular, the City and its non-profit partners were successful in providing public services; supportive assistance to homeless persons and non-homeless persons with special needs; and progress towards the establishment of the Homeless Navigation Center, and rental units in a Permanent Supportive Housing Project. During the reporting period, \$2,490,858.68 in CDBG Program funds were expended, and \$1,634,839.01 in HOME Program funds were expended.

Pre-development is underway for the Permanent Supportive Housing (PSH) Project located at 2114 and 2134-2136 Sacramento Street and the Homeless Navigation Center located at 5 Midway Street. The City has executed two loan agreements: HOME, and Low and Moderate Income Housing Asset Fund, to the affordable housing developer of the PSH Project. Existing buildings at the Sacramento Street location have been demolished to make way for new construction. The City has entered into agreements with contractors to provide pre-fabricated structures for the Homeless Navigation Center.

A non-profit agency has been identified to administer the City's mortgage assistance programs. The total funding for these programs is \$596,970: \$191,970.00 in CDBG; and \$405,000.00 in HOME funds. For Program Year 2020-21, seven non-profit partners provided services to over 2,500 Vallejo residents. Services included computer and general educational development learning programs, meals to seniors, supportive services to homeless persons, pre-purchase homebuyers' orientation and education, legal services, and comprehensive fair housing services.

The HCD Division is home to the Vallejo Housing Authority (VHA) 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 VHA 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 VHA ensures that program participants have decent, safe, sanitary, and quality housing, and facilitates to improve the quality of life of families of Vallejo. The VHA served over 1,700 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	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	25	0	0.00%	5	0	0.00%
Homeless Navigation Center	Homeless	CDBG: \$ / 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: \$ / Private Foundations: \$	Other	Other	0	0		125	0	0.00%
Non-Homeless Special Needs Services	Non-Homeless Special Needs	Private Foundations: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	0	0.00%	125	125	100.00%

Permanent Supportive Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	75	0	0.00%	75	0	0.00%
Social Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6250	0	0.00%	1050	2533	241.24%
Social Services	Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		200	55	27.50%
Sonoma Estates Housing Project	Affordable Housing	CDBG: \$ / Private Foundations: \$550000	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	0	0.00%	18	0	0.00%

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

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

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

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

Goal #1: PERMANENT SUPPORTIVE HOUSING

For the Fiscal Year (FY) 2020-21, the City expended CDBG funds for pre-development costs, and for the demolition of existing buildings at the site. The City entered into a HOME loan agreement with Eden Housing, the developer of the project, for the purchase of modular structures. The Eden PSH Project will address the needs of the first priority groups.

Goal #2: HOMELESS NAVIGATION CENTER

CDBG funds were used in FY 2020-21 for predevelopment and other costs of the Homeless Navigation Center. This project will address the needs of homeless persons, the second priority group identified in the Consolidated Plan.

Goal #3: TENANT-BASED RENTAL ASSISTANCE

The Tenant-Based Rental Assistance Program was paused for FY 2020-21 due to staffing shortages caused by the pandemic. The City aims to restart the program in FY 2021-22.

Goal #4: HOMEBUYER ASSISTANCE

The City entered into an agreement with Community Housing Development Corporation (CHDC) starting May 1, 2020 to administer first-time homebuyer loan and closing cost grant programs. Due to the COVID-19 pandemic, the negotiation of the terms of a CDBG and HOME Program Funding Agreements with CHDC has been significantly delayed since early 2020. First-time homebuyers are a priority needs group (number three of four) in the City's Five-Year Consolidated Plan.

Goal #5: SONOMA ESTATES HOUSING PROJECT

NSP funds were expended in FY 2020-21 to support this project.

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. For FY 2020-21, seven public service agencies were awarded CDBG funding to provide homebuyer education and counseling, fair housing services, literacy instruction and computer training, wraparound supportive services to homeless clients, legal services, and meals to homebound seniors. In the current reporting period, 2,533 persons were

served.

Christian Help Center, an emergency family shelter in Vallejo, served 55 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 are 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	902	0
Black or African American	1,052	0
Asian	304	0
American Indian or American Native	16	0
Native Hawaiian or Other Pacific Islander	0	0
Total	2,274	0
Hispanic	204	0
Not Hispanic	2,329	0

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

Narrative

The City of Vallejo recorded a U. S. Census Bureau estimated population of 121,692 as of July 1, 2019, making it the largest city in Solano County. In total, 2,533 individuals were assisted during Fiscal Year 2020-21 by the City's various CDBG Program-funded public service agencies. Of the individuals served, the majority were Black or African American, followed by White, and Asian and multi-racial. Eight percent of the total persons served identified themselves as Hispanic.

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

1. American Indian/Alaska Native and White - 27
2. Asian and White - 1
3. Black/African-American and White - 13 (Hispanic - 3 out of 13)
4. American Indian/Alaska Native and Black/African-American - 1
5. Other Muti-racial - 217 (Hispanic -48 out of 217)

By comparison, the U. S. Census Bureau estimates for the City of Vallejo as of July 1, 2019 by race and Hispanic origin are as follows: (1) White alone, 35.3 percent; (2) Black or African American alone, 20.3 percent; (3) Asian alone, 23.8 percent; (4) American Indian or Alaskan Native alone, 0.4 percent; (5) Native Hawaiian or Other Pacific Islander alone, 1.1 percent; (6) Two or More Races, 7.0 percent; (7) Hispanic or Latino, 26.3 percent; and (8) White alone, not Hispanic or Latino, 24.1 percent.

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

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	3,365,798	2,490,859
HOME	public - federal	4,410,172	1,634,839
Other	private	1,000,000	0

Table 3 - Resources Made Available

Narrative

The majority of the amount expended went towards Project Roomkey, followed by pre-development and development costs for the Permanent Supportive Housing Project and the Homeless Navigation Center, administration costs, and social/public services.

The City of Vallejo provided funding for the following non-profit organizations to provide social services:

1. Fair Housing Advocates of Northern California
2. Global Center for Success
3. The House of Acts
4. Legal Services of Northern California
5. Meals on Wheels of Solano County
6. Vallejo Senior Citizens' Council
7. Community Housing Development Corporation

The City also received special allocations of CDBG funds to prevent, prepare for, and respond to the coronavirus, in the total amount of \$1,475,174.00. Known as CDBG-CV funds, these have been allocated for Project Roomkey, the City's response to the the pandemic.

Identify the geographic distribution and location of investments

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

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 2020-21. 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

HOME Program matching requirements were satisfied through the use of local sales tax funds, (originally known as "Measure B"). Additionally, by receiving and expending, on average, up to \$20 million in federal funds from HUD to operate the Housing Choice Voucher (HCV) Program, the Vallejo Housing Authority is able to attract private investment through the voluntary participation of rental housing property owners in the HCV Program.

Project Roomkey

As stated in the previous section, the majority of the amount expended this program year went towards Project Roomkey (PRK). PRK aims to protect high-risk vulnerable people experiencing homelessness and to prevent the spread of the highly contagious virus in the community. By providing temporary shelter to these individuals, the City helps safeguard the capacity of local hospitals, fire and police departments, and medical teams. By securing hotel and motel rooms, the City is able to provide temporary shelter for the most at-risk people who do not have a home to stay in to prevent the spread of COVID-19, including wraparound services.

Funding for the City's PRK was provided in partnership with the Community Action Partnership Solano Joint Powers Authority (CAP Solano JPA) and includes (but is not limited to): Business, Consumer Services and Housing (BCSH) CAP Solano; CAP Solano JPA Emergency COVID-19; Homeless Emergency Aid Program (HEAP); Homeless Housing, Assistance and Prevention (HHAP); Emergency Solutions Grant - Coronavirus Round 1 (ESG-CV1); Solano County Coronavirus Aid, Relief, and Economic Security (CARES) Act; and ESG-CV2.

In addition to these funding sources, the City also used CDBG-CV1, CDBG-CV3, and CDBG Entitlement funds. The City received special allocations of HUD CPD funds as a result of the CARES Act. These special funds must be used to prevent, prepare for, or respond to the Coronavirus. The City's allocations include:

- CDBG-CV1 (Round 1) - \$618,244
- CDBG-CV3 (Round 3) - \$856,930

- CDBG Entitlement – \$1,200,000

Permanent Supportive Housing Project

The City supports affordable housing organizations in their pursuit of funding for affordable housing initiatives. In addition to utilizing CDBG and HOME funds for the Permanent Supportive Housing Project, its developer, Eden Housing, has applied for and been awarded Low-Income Housing Tax Credits.

Homeless Navigation Center

In FY 2020-21, an application was made to the California Department of Housing and Community Development for grant funding from the Permanent Local Housing Allocation (PLHA) Program for housing related projects and programs that assist in addressing the unmet housing needs of local communities. The City of Vallejo was awarded a PLHA Program grant in the amount of \$505,369 for the construction of a Navigation Center. The City anticipates receiving the funds during FY 2021-22.

The City’s PLHA 5-Year Allocation also includes operations and case management services to be provided at an interim/bridge housing program, acquisition of a site for rental housing that is affordable to low-income households, and down payment assistance to provide homeownership opportunities for Vallejo renters.

Fiscal Year Summary – HOME Match	
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	390,144
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	327,713

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
2020/26 - Permanent Supportive Housing	06/30/2021	390,144	0	0	0	0	0	0

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 \$
0	0	0	0	0

Table 7 – Program Income

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

Table 8 - Minority Business and Women Business Enterprises

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						
	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

Relocation and Real Property Acquisition – 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	225	0
Number of Non-Homeless households to be provided affordable housing units	2,348	0
Number of Special-Needs households to be provided affordable housing units	125	0
Total	2,698	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	2,598	0
Number of households supported through The Production of New Units	86	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	2,684	0

Table 12 – Number of Households Supported

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

The COVID-19 pandemic has significantly impacted the Division's ability to meet its Affordable Housing goals. Delays in the construction of the Permanent Supportive Housing project, implementation of the Tenant-Based Rental Assistance Program, and homebuyer assistance programs were due to staffing shortages. The Sonoma Estates Housing Project has also encountered funding gap issues, causing a delay.

Discuss how these outcomes will impact future annual action plans.

Construction of 74 new rental units of permanent supportive housing for homeless persons located at 2118 and 2134-36 Sacramento Street is estimated to be completed in FY 2022-23. Tenant selection process is scheduled for October 2022; move-in is expected to occur in January 2023.

The TBRA Program is expected to be relaunched in September 2021.

Community Housing Development Corporation is expected to provide at least five first-time homebuyer loans and closing cost grants to eligible households in Vallejo during FY 2021-22.

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	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 13 – Number of Households Served

Narrative Information

The City was not able to provide housing assistance (rental assistance, production of new units, rehabilitation of existing units, and acquisition of existing units) in FY 2020-21.

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) Program Manager sits on the boards of the Continuum of Care for Solano County (Housing First Solano), and on the Community Action Partnership (CAP) Solano Joint Powers Authority, to support Vallejo's long-range plan to address homelessness and safety net service needs, and works with these entities to develop programs and supportive services to maintain a seamless continuum of care for the homeless.

For Program Year 2020-21, the City continues to take a coordinated and regional approach, which is consistent with State guidance on combining county resources and expertise in addressing the COVID-19 public health crisis. The City was awarded State funds to address shelter and hygiene needs for the City's unsheltered and homeless population. Along with State-awarded funds, FEMA reimbursement and General Fund contribution, the City also used CDBG-CV and CDBG Entitlement funds for securing hotel and motel rooms, including wraparound support services such as case management, meals, security, and custodial services for the implementation of Project Roomkey.

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 55 unduplicated persons. Safequest Solano provided eighteen beds at a domestic violence shelter for women and their children. The Southern Solano Alcohol Council (SSAC) 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.

TRANSITIONAL HOUSING

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

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. The House of Acts - eight-bed sober living residency for men who are parolees and working
4. Global Center for Success - leased and operated an eight-bed housing facility for formerly homeless men who are now employed

5. SSAC - 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 2022. VHA staff also coordinates with Veterans Affairs case managers in providing rental assistance to veterans.

The City does not receive Emergency Solutions Grant (ESG) homeless prevention funds; however, ESG-Coronavirus funds were awarded to the City in FY 2020-21 to be used specifically for Project Roomkey.

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 VHA, 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 gain access affordable housing with an array of supportive services.

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

Tenant-Based Rental Assistance Program

The City's TBRA Program will provide rental assistance for up to twelve 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 on 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 Vallejo Housing Authority (VHA) 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 VHA 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 VHA 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, 2021, 1,611 vouchers were used, or approximately 69 percent, of which 24 were project-based, and 45 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 incentive 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.

CDBG and HOME Program funds were allocated for mortgage assistance to eligible low-income households, including FSS Program participants who have successfully completed their goals. In addition, pre-purchase homebuyer education and counseling, also funded by CDBG, was also available to qualified households. The mortgage assistance programs and homebuyer education and counseling classes are administered by a non-profit partner, Community Housing Development Corporation.

Actions taken to provide assistance to troubled PHAs

The Vallejo Housing Authority 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 Housing Element Update 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.

The City provided financial support for the operation of a Project Roomkey.

During the reporting period, the Housing and Community Development Division staff worked with the City's Public Works Department to complete preconstruction and related planning activities to construct a homeless navigation center on a City-owned parcel at 5 Midway that will serve up to 125 homeless

persons.

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

Vallejo 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 VHA programs. As needed, the City of Vallejo addressed unsafe and hazardous housing units, a City Council priority, which included a visual inspection for lead-based paint.

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, 2021, 55 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 plan period, the City partnered with The House of Acts to provide basic literacy instruction, computer training, GED preparation, job readiness development training including resume writing classes, and workforce training to court-ordered parolees.

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

The City Council directs and approves the priority needs in the Consolidated Plan and Annual Action Plan. The Housing and Community Development Division, in the City Manager's Office, implements the activities identified in the Annual Action Plan, provides 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 works with County offices, and non-profit organizations which provided services to homeless persons, and lenders 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 the Vallejo Housing Authority coordinate their efforts and activities to ensure adequate and efficient service in the areas of public housing and housing assistance.

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

Through Project Roomkey, the City coordinated the services of a hotel to provide temporary shelter for the most at-risk people who don't have a home to stay in to prevent the spread of COVID-19. The City also provides meals through Meals on Wheels of Solano County, and case management through its non-profit partner, Unity Care.

The Vallejo Housing Authority 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 VHA recognizes that landlord participation is critical to its success. The VHA ensures that landlords are paid in a timely manner, and it plans to conduct outreach activities to retain and attract participation in the program.

The City provided CDBG funding to seven social service agencies during the PY 2020-21. HCV participants were informed of the services available to them through these agencies.

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 will complete an update of its Analysis of Impediments (AI) to Fair Housing Choice report by December 31, 2021. 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

It is a policy of the City of Vallejo to monitor 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. Monitoring Plan includes:

1. Planning phase to prepare for monitoring and scheduling of monitoring visits
2. Implementation of the monitoring procedures (including desk reviews, onsite reviews, and inspections of housing units subject to long-term affordability covenants), and
3. Ongoing communication with subrecipient agencies and housing project owners

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

Monitoring by the City falls into four general areas:

1. Program Monitoring - assessing the overall performance and operation of the program and help the City determine if its programs and activities are being carried out effectively and in compliance with CDBG Program and HOME Program rules
2. Administrative and Financial Monitoring - assessing the fiscal and administrative management of CDBG Program and HOME Program funds
3. Project Monitoring - assessing compliance with requirements related to specific CDBG Program and HOME Program activities and projects, such as specific homebuyer or rental housing development projects; and

4. Long-Term Monitoring - assessing compliance with long-term CDBG Program requirements, and HOME Program requirements that apply to HOME Program-assisted rental and homeownership housing after project completion.

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

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

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 2020-21 CAPER will be held on September 2, 2021 during a regular meeting of the City's Housing and Community Development Commission (HCDC). A public notice regarding the draft CAPER and the public hearing was published in the local City newspaper, the Vallejo Times-Herald, which publishes Tuesday through Sunday, on August 19, 2021, and on the City's website. The draft CAPER was made available on the City's HCD Division webpage. The 15-day comment period on the draft CAPER will begin on August 20, 2021 and end on September 3, 2021. Written comments may be emailed or dropped off through the drop box outside the office.

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.

One Substantial Amendment to the CDBG Program for Fiscal Year 2020-21 goals was approved.

The City reallocated \$1.2 million in CDBG Program funds from the Homeless Navigation Center Project to Project Roomkey. Since the outset of the coronavirus pandemic, Project Roomkey has been providing motel lodging and wraparound services for homeless persons in Vallejo. It has been funded from federal and State sources; however, a significant portion of this funding was reduced, effective March 31, 2021. Project Roomkey meets critical needs of the homeless population, and it was imperative that the City attempt to identify an alternative to address the loss of funding. CDBG Program funds were made available to Project Roomkey, an eligible CDBG Program activity. Moreover, HUD requires the City to expend its CDBG Program funds in a timely manner; if the City does not meet this requirement, a certain amount of the City's CDBG Program funds will be recaptured. Reallocating CDBG Program funds to ensure that Project Roomkey could continue helped the City meet the CDBG Program timeliness requirement.

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

No

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

CR-50 - HOME 91.520(d)

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

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

On-site rental housing unit inspections were scheduled for the second half of FY 2020-21; however, due to limited staffing and the impacts of the coronavirus on the operations of the HCD Division, during the 2020-21 reporting period the Division was unable to complete on-site inspections. 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

The City anticipates returning to a regular and annual schedule of inspections of applicable rental housing units beginning in FY 2021-22, i. e., the fiscal year beginning July 1, 2021 and ending June 30, 2022 for compliance with Housing Quality Standards or higher.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

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 shall 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, including: All advertisements, brochures, public notices, signage, etc., include the HUD Fair Housing logo and a written statement that the non-profit or developer is an Equal Housing Opportunity provider.

The City entered in to an agreement with a non-profit agency to administer mortgage assistance programs. Non-profits are required to make a good faith effort to seek to provide housing under their Agreements to eligible persons of all racial, ethnic, and gender groups in the City. non-profits 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 of advertising and community outreach, that are designed to reach persons who are least likely to apply for the program. To reach persons who are least likely to apply, a grantee may need to conduct marketing in formats that are accessible for persons with disabilities and in languages other than English. The agency conducted virtual program overview sessions and distributed flyers that were professionally translated into Spanish and Filipino.

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 2020-21, \$1,031,448.45 in HOME Program program income was expended, including homebuyer loan payoff revenues. These funds were used as a loan to the developer of the Permanent Supportive Housing project . As the project has not yet been completed, tenant characteristics are not available.

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

One Substantial Amendment to the HOME Program for Fiscal Year 2020-21 goals was approved.

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 reallocated \$165,765 in unspent, prior year HOME Program funds previously budgeted for housing rehabilitation loans, to the acquisition of property in order to construct workforce housing. The construction of housing units will address the needs of priority groups one and three in the Consolidated Plan. The Commission and the City Council previously allocated HOME Program funding for this activity in the amount of \$165,765.00.