

Expected Resources

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

Introduction

During the five-year plan period, the City expects to receive approximately \$12,307,132. CDBG funds are used by the City for Public facility, social services, and program administration. HOME funds are used by the City for CHDO, mortgage assistance, TBRA, and program administration. The table below provides a breakdown of these anticipated resources which are based on FY 2020-2021 allocations.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,050,798	15,000	2,300,000	3,365,798	4,263,832	Public facility, social services, and program administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	610,172	100,000	3,700,000	4,410,172	2,843,300	CHDO, mortgage assistance, TBRA, and program administration.
Other	private	Public Services	1,000,000	0	0	1,000,000	5,200,000	Private financing from three health care providers to support operation of Homeless Navigation Center.

Table 1 - Expected Resources – Priority Table

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

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

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

Discussion

The City plans to address the need for permanent supportive housing and navigation center using City owned land.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Permanent Supportive Housing	2020	2024	Affordable Housing	Central City	Affordable Housing	CDBG: \$0	Rental units constructed: 75 Household Housing Unit
2	Homeless Navigation Center	2020	2023	Homeless	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Community Development	CDBG: \$665,090	Other: 125 Other
3	Sonoma Estates Housing Project	2021	2023	Affordable Housing	South Vallejo	Affordable Housing	Private Foundations: \$550,000	Homeowner Housing Added: 11 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Non-Homeless Special Needs Services	2020	2024	Non-Homeless Special Needs	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Community Development	Private Foundations: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
5	Social Services	2020	2024	Non-Housing Community Development	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Community Development	CDBG: \$187,548	Public service activities other than Low/Moderate Income Housing Benefit: 1050 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 200 Beds
6	Homebuyer Assistance	2020	2024	Affordable Housing	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Affordable Housing	HOME: \$300,000	Direct Financial Assistance to Homebuyers: 5 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	TBRA	2020	2024	Affordable Housing	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Affordable Housing	HOME: \$217,120	Tenant-based rental assistance / Rapid Rehousing: 18 Households Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Permanent Supportive Housing
	Goal Description	Construction of 75 units of permanent supportive housing for homeless individuals, in partnership with a non-profit.
2	Goal Name	Homeless Navigation Center
	Goal Description	Construct a public facility to be used as a Homeless Navigation Center for up to 125 adults.
3	Goal Name	Sonoma Estates Housing Project
	Goal Description	Construction of eleven for-ownership affordable workforce housing units for first time homebuyers, in partnership with a non-profit.

4	Goal Name	Non-Homeless Special Needs Services
	Goal Description	Emergency support and facility services for up to 125 non-homeless persons with special needs, by non-profit agencies.
5	Goal Name	Social Services
	Goal Description	Various social services to be provided by non-profit agencies <u>and the City</u> to 1,250 extremely low- and low-income persons to meet their basic human needs.
6	Goal Name	Homebuyer Assistance
	Goal Description	First time homebuyer loans and closing cost grants for five qualified households.
7	Goal Name	TBRA
	Goal Description	Temporary tenant based rental assistance to eighteen homeless or at-risk of homelessness individuals or families.

Projects

AP-35 Projects – 91.220(d)

Introduction

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

Projects

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

Table 3 - Project Information

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

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

AP-38 Project Summary
Project Summary Information

1	Project Name	City Program Administration
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Permanent Supportive Housing Sonoma Estates Housing Project Homeless Navigation Center Non-Homeless Special Needs Services Social Services TBRA Homebuyer Assistance
	Needs Addressed	Affordable Housing Community Development
	Funding	CDBG: \$213,159 HOME: \$71,017
	Description	CDBG Program and HOME Program administration.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Not applicable.
	Planned Activities	Activities associated with meeting the administrative requirements of the CDBG Program and the HOME Program.
2	Project Name	Homeless Navigation Center Construction/Change Orders
	Target Area	South Vallejo
	Goals Supported	Homeless Navigation Center
	Needs Addressed	Community Development
	Funding	CDBG: \$665,090
	Description	Construction of a public facility by the City to be used as a Homeless Navigation Center.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Up to 125 homeless adults, 75 percent of whom will exit successfully into some other type of housing.
	Location Description	5 Midway Street, Vallejo, CA 94590
	Planned Activities	Completion of the construction of a public facility to be used as a Homeless Navigation Center - \$660,751.00 Project Delivery - \$4,339.00
3	Project Name	CHDC
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: \$30,000
	Description	Homebuyer education for 30 low-income (0-80% AMI) households.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	30 low-income households (0-80% AMI) will receive homebuyer education.
	Location Description	Not applicable.
	Planned Activities	Homebuyer education for 30 low-income (0-80% AMI) households.
4	Project Name	Fair Housing Advocates
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Social Services
	Needs Addressed	Community Development

	Funding	CDBG: \$30,000
	Description	Fair housing education and enforcement for 45 low-income (0-80% AMI) households.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Fair housing education and enforcement will be provided to 45 low-income (0-80% AMI) households.
	Location Description	Not applicable.
	Planned Activities	Fair housing education and enforcement to low-income (0-80% AMI) households.
5	Project Name	Global Center for Success
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: \$20,000
	Description	Supportive services for 200 homeless adults.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Supportive services for 200 homeless adults.
	Location Description	Not applicable.
	Planned Activities	Supportive services for 200 homeless adults.
6	Project Name	The House of Acts
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights

	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: \$40,000
	Description	Provide alcohol and other drug treatment options to 100 low-income (0-80% AMI) parolees, probationers, and homeless men and women who would benefit from a highly structured, social model approach in residential settings.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	100 low-income (0-80% AMI) adult men and women in recovery from substance abuse.
	Location Description	Not applicable.
	Planned Activities	Sober living residency and job training.
7	Project Name	Legal Services of Northern California
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: \$30,000
	Description	Eviction defense and tenant legal education for 298 low income (0-80% AMI) households.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	298 low-income (0-80% AMI) households.
	Location Description	Not applicable.
	Planned Activities	Eviction defense and tenant legal education.
	Project Name	Meals on Wheels

8	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: \$17,548
	Description	Deliver in-home meals and congregate meals to 375 senior clients, 62 years of age and older.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	375 senior clients.
	Location Description	Not applicable.
	Planned Activities	Deliver in-home meals and congregate meals to senior clients.
	9	Project Name
Target Area		Central City
Goals Supported		Social Services
Needs Addressed		Community Development
Funding		CDBG: \$20,000
Description		Congregate meals for 100 senior clients, 62 years of age and older, at senior center.
Target Date		6/30/2021
Estimate the number and type of families that will benefit from the proposed activities		100 senior clients.
Location Description		333 Amador Street, Vallejo, CA 94590
Planned Activities		Congregate meals for senior clients at senior center.
	Project Name	CHDO Project Administration

10	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Permanent Supportive Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$30,509
	Description	CHDO project delivery costs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	To be determined.
	Location Description	To be determined.
	Planned Activities	CHDO project delivery costs.
11	Project Name	CHDO Project
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Permanent Supportive Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$91,542
	Description	Project to be determined.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Project to be determined.
	Location Description	To be determined.
Planned Activities	To be determined.	
	Project Name	Closing Cost Grants

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

	Location Description	Not applicable.
	Planned Activities	Mortgage assistance loans for first time homebuyer households.
14	Project Name	Tenant-Based Rental Assistance
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	TBRA
	Needs Addressed	Affordable Housing
	Funding	HOME: \$217,120
	Description	Temporary tenant-based rental assistance to eighteen households who are homeless or who are at imminent risk of becoming homeless.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Households who are homeless or who are at imminent risk of becoming homeless.
	Location Description	Not applicable.
	Planned Activities	Temporary tenant-based rental assistance - \$213,520.00 Project Delivery - \$3,600.00
15	Project Name	Project Roomkey
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: \$1,200,000
	Description	Secure hotel and motel rooms, including wrap around supportive services to persons who are homeless during the pandemic.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	100 persons experiencing homelessness.
	Location Description	N/A
	Planned Activities	Secure hotel and motel rooms, including wrap around supportive services to persons who are homeless during the pandemic.
16	Project Name	<u>Workforce Housing</u>
	Target Area	<u>South Vallejo</u> <u>Central City</u> <u>Country Club Crest</u> <u>Eastern City</u> <u>Vallejo Heights</u>
	Goals Supported	<u>Homebuyer Assistance</u>
	Needs Addressed	<u>Affordable Housing</u>
	Funding	<u>HOME: \$165,765</u>
	Description	<u>Acquisition of property in order to construct workforce housing.</u>
	Target Date	<u>12/31/2021</u>
	Estimate the number and type of families that will benefit from the proposed activities	<u>Up to 40 very low-income and low-income households will move into new for-ownership and rental housing.</u>
	Location Description	<u>The location will be identified in the near future.</u>
	Planned Activities	<u>The acquisition of property using, in part, HOME Program funds, in order to construct workforce housing in a future program year.</u>

AP-50 Geographic Distribution – 91.220(f)

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

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

Geographic Distribution

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

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable.

Discussion

The City does not plan at this time to prioritize assistance to target areas, or to areas of minority concentration.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

See Goals, below.

One Year Goals for the Number of Households to be Supported	
Homeless	225
Non-Homeless	2,348
Special-Needs	125
Total	2,698

Table 5 - One Year Goals for Affordable Housing by Support Requirement

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

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

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

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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

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

The VHA is not designated as troubled.

Discussion

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

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

Introduction

Responses to this section are shown below.

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

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

The City and the VHA will coordinate services and referrals with Fighting Back Partnership through its

Family Resource Centers, and the City will allocate CDBG Program funds to the Global Center for Success and The House of Acts.

Discussion

The City addresses needs of homeless persons, especially unsheltered persons, with permanent supportive housing and related services.

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

Introduction:

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

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

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

The City is updating its Analysis of Impediments to Fair Housing Choice and expects to complete it by June 30, 2021. The analysis will cover some key concerns regarding obstacles to the development of affordable housing within the City. Along with the City's Housing Strategy, it will provide recommendations and strategies that can be used to improve housing affordability alongside the City's land use controls.

Discussion:

The City will provide support for first time homebuyers and navigation services for homeless persons.

AP-85 Other Actions – 91.220(k)

Introduction:

See responses below.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved needs is largely related to a lack of adequate funding to: (1) implement activities that are needed, or (2) to expand needed programs. Therefore, no actions are planned. However, the City of Vallejo is committed to continuing its effort to identify opportunities that may be identified in its Analysis of Impediments to Fair Housing Choice to provide greater access to adequate housing opportunities in future planning efforts.

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

Actions planned to develop institutional structure

The City has an existing institutional structure that is well-developed, and strong, through a network of

government agencies, and non-profit and private organizations, to carry out the FY 2020-21 Action Plan.

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

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

Discussion:

The City has been successful in leveraging funds from health care providers to address needs of homeless persons. The City also supports social service agencies with CDBG funds that reduce the number of households in poverty.

The City of Vallejo is committed to furthering fair housing by taking appropriate actions to overcome the effects of any impediments identified in the Analysis of Impediments to Fair Housing Choice Report ("AI"). The updated AI will identify fair housing issues, its contributing factors, and goals and strategies to address these issues. The report will discuss structural barriers to fair housing choice, patterns of integration and segregation, disparities in access to opportunity, and disproportionate housing needs. The AI process involves a thorough examination and analysis of housing data from HUD, the Vallejo Housing Authority and feedback from the community. The City expects to complete the AI by June 30, 2021.

Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

as follows:

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

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

Recapture Policy attached.

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

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

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

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

**Housing Trust Fund (HTF)
Reference 24 CFR 91.220(I)(5)**

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.

- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

- f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

- g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

- h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

- i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. **Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. **Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

6. **Resale or Recapture Guidelines.** Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

7. **HTF Affordable Homeownership Limits.** If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in

accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter “N/A.”

<TYPE=[section 9 end]>

Discussion:

The City will maintain compliance with the program specific requirements mentioned above.