

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Annual Action Plan is a document mandated by the U.S. Department of Housing and Urban Development (HUD) that outlines local affordable housing and community development needs and identifies strategies for addressing them. The Plan identifies activities that the city expects to undertake through direct action or providing funding to other entities. In addition to outlining housing and community development strategies, the Annual Action Plan includes the City's application for federal grants from HUD. These grants, the Community Development Block Grant (CDBG) and the HOME Investment Partnership (HOME) fund most of the affordable housing and neighborhood improvement programs the City provides. The City of Vallejo receives CDBG funding directly from HUD and HOME funding through the Urbana HOME Consortium. These HUD-funded housing and community development programs have a broad national goal to "develop viable urban communities by providing decent, affordable housing and suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons."

The Annual Action Plan is a component of the City of Vallejo's Five-Year Consolidated Plan (Con

Plan) developed in partnership with several non-profits and businesses throughout the city.

The Con Plan lays out a strategic plan for the Office of Housing and Community Development to achieve the goals set for the next five years. The Annual Action Plan identifies the specific activities undertaken in a given fiscal year to meet those goals. The FY 2026/27 Annual Action Plan is the second Annual Action Plan of the 2025-2029 Consolidated Plan and speaks to activities the City will undertake from July 1, 2026, and ending June 30, 2027.

The FY 2026/27 Annual Action Plan Draft will be available for public review from April 08, 2026, to May 08, 2026. A public hearing was held at the April 23, 2026 meeting of the Housing Board.

At that meeting, staff will presented the annual action plan process and then held the public hearing to accept any comments on the plan.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 2 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|-----------------|-----------------------|----------------------------------|--------------------|--------------------------|-----------|---|-----------------------|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | | Acquisition Admin and | 1,049,400.00 | 125,000.00 | 380,000.00 | 1,554,400 | | |

Annual Action Plan

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| | | | | | | | | |
|-------|------------------------|--|------------|------------|--|--------------|--|--|
| | public – federal | Planning Economic Development Housing Public Improvements Public Services | | | | | | The City will use the funds to support housing programs, Homebuyer Assistance/Closing Cost, Homeowner- occupied rehabilitation, public services, Program Administration |
| HOME | public – federal | acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab new construction for ownership TBRA | 420,114,54 | 665,000.00 | | 1,085,114.54 | | CHDO, mortgage assistance, TBRA and Program Administration |
| Other | | | | | | | | |

| | | | | | | | | |
|---------|------------------|---|--|--|--|--|--|--|
| CDBG-CV | Public – federal | acquisition Admin and Planning Economic Development Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Public Improvements Public Services TBRA Other | | | | | | |
| Other | Public-Federal | public Improvements | | | | | | |

| | | | | | | | |
|--|---|-----------------|--|--|--|--|---|
| | I | Public Services | | | | | operation of and Supportive Services for Homeless Navigation Center |
|--|---|-----------------|--|--|--|--|---|

3. Evaluation of past performance

The following goals were identified in the 2025-2029 5-Year Con Plan:

- Invest in Affordable Housing
- Eliminating Blight
- Preserve Public Infrastructure and Facilities
- Public Services to Address Community Needs

Within the first year of this Con Plan, the City has leveraged federal resources with local, state, and other federal dollars in the following projects:

Housing Rehabilitation: \$

Public Services/ Public Facilities:\$

Homeless Programs:\$

4. Summary of Citizen Participation Process and consultation process

A set of Community Needs Surveys was distributed to local agencies, non-profits, businesses, educational institutions, transit centers and was disseminated in the local newspaper, as per the Citizen Participation Plan. The data collected from these surveys was used to guide the Needs Assessment, Market Assessment and Strategic Planning. A summary of citizen participation comments will be listed here at the end of the public comment period.

5. Summary of public comments

A summary of written comments will appear here after the public comment period ends.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments received will be included in this plan.

7. Summary

The City's Consolidated Plan served as a guide for FY 2026/27 Annual Action Plan as the City of Champaign prioritizes its efforts and resources to help achieve the shared goals of HUD and the community. The Annual Action Plan reflects the coordinated efforts of the citizens and stakeholders, partner agencies, and the City of Vallejo to achieve the goals of the Consolidated Plan.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|--------------------|-------------|--|
| CDBG Administrator | Vallejo | Housing and Community Development Department |
| HOME Administrator | Vallejo | Housing and Community Development Department |

Table 1 – Responsible Agencies

Narrative (optional)

The city of Vallejo is a direct entitlement community and a Participating Jurisdiction for HOME

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City of Vallejo's Office of the City Manager, Housing and Community Development (HCD) Department, will take the lead role in implementing its affordable housing and community development strategy for Vallejo over the next five years (July 1, 2025 through June 30, 2030). The HCD Department is responsible for implementing the City's CDBG, HOME, and NSP Programs, and VHA Housing Successor Agency (formerly Redevelopment) projects. Affordable housing projects and developments are completed through partnerships with non-profit and for-profit housing developers.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

City employees from the HCD Department will staff the VHA, which administers the Housing Choice Voucher, Project Based Voucher, Family Self-Sufficiency (FSS), and Veterans' Affairs Supportive Housing (VASH) Voucher. HCD anticipates contracting with a non-profit agency, Fair Housing Advocates of Northern California (FHANC), to facilitate education and homebuyer counseling programs. The Housing Authority and social service providers share information and target supportive services where possible on behalf of its FSS participants. Non-profit housing and social service organizations will be invited to submit CDBG and HOME Program proposals to the City, to address the highest priority affordable housing and community development needs in Vallejo. The advisory City Housing and Community Development (HCD) Commission, appointed by the City Council, provided input into how these funds will be allocated in FY 2025-27.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Assistant to the City Manager sits on the Continuum of Care (CoC) Board for Solano County (Housing First Solano), as well as on the governing board of the Community Action Partnership of Solano (CAP Solano), a joint powers authority, to support Vallejo's ongoing work to address homeless and safety net service needs, and works with these entities to develop programs and supportive services to maintain a seamless continuum of care for the homeless. City staff provides technical assistance where necessary and appropriate to strengthen capacity and identify and secure resources, or assist agencies to access resources, to carry out the activities proposed in the Consolidated Plan's Strategic Plan.

Each year, CAP Solano receives housing project proposals for the homeless, including for permanent housing, transitional housing, and supportive services. The HUD Supportive Housing Program funds many of these programs on a competitive basis. For the last several years, the County of Solano has been successful in securing funding from HUD, the State, and private sources for homeless assistance centers, transitional housing, supportive services, and permanent housing. The City of Vallejo has been an active and participating member of the Continuum of Care in the County of Solano since its inception, and as noted above, the City's Assistant to the City Manager sits on the CoC Board. This provides guidance as to the City's choice of priority needs and funding allocations.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

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| Agency/Group/Organization | Agency/Group/Organization Type | What section of the Plan was addressed by Consultation? | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? |
|---------------------------|--------------------------------|---|---|
| City of VAlejo | | | |
| | | | |

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|--------------|-------------------|--|
| | | |

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

A set of Community Needs Surveys was distributed to local agencies, non-profits, businesses, educational institutions, transit centers and was disseminated in the local newspaper, as per the Citizen Participation Plan. The data collected from these surveys was used to guide the Needs Assessment, Market Assessment and Strategic Planning. All comments received will be summarized in the public comment table below and will be added as attachments to the plan. All comments received will be considered in the development of this plan.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|-------------------|-------------------------|---------------------------|---------------------------------------|-------------------------------------|---|----------------------------|
| | | | | | | |

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City’s CDBG fund amount is \$1,554,400.00 HOME funds 1,049,400.00

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 2 | | | | 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 | 1,049,400.00 | 125,000.00 | 380,000.00 | 1,554,400.00 | 3,148,200.00 | The City will use the funds to support housing programs, Homebuyer Assistance/Closing Cost, Homeowner-occupied rehabilitation, public services, Program Administration |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 2 | | | | 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 | 420,114.54 | 665,000.00 | 0 | 1,085,114.54 | 1,260,000.00 | CHDO, mortgage assistance, TBRA and Program Administration |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 2 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|-----------------------|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| Other | public - federal | Acquisition Admin and Planning Economic Development Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Public Improvements Public Services TBRA Other | | | | | | |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 2 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| Other | public - federal | Public Improvements Public Services | | | | | | Operation of and Supportive Services for Homeless Navigation Center |

Table 5 - 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

Funding sources that may be used to implement the Plan include but are not limited to: (1) Federal Housing Choice Voucher funds for rental assistance; (2) Federal HOME Program, federal NSP, low-income housing tax credits, private donations, and owner's funds, for mortgage assistance, and new construction of affordable rental and for-ownership (workforce) housing; (3) a variety of private, State, and federal funds to enable non-profit agencies to provide emergency shelter, supportive services, and transitional housing,.

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

N/A

Discussion

No comments.

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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 | Program Administration & Support | 2026 | 2027 | Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Planning/ Administration | Citywide | Affordable Housing Community Development | CDBG: \$201,304.00 HOME: \$24,400.00 | Other: 1 Other |
| 2 | TBRA | 2026 | 2027 | Affordable Housing | Citywide | Affordable Housing | HOME: \$750,000.00 | Tenant-based rental assistance / Rapid Rehousing: 18 Households Assisted |
| 2026 | 2027 | 2026 | 2027 | Affordable Housing Households with unmet housing needs | Citywide | Affordable Housing | CDBG: \$556,500.00 HOME: \$256,585.00 | Direct Financial Assistance to Homebuyers: 32 Households Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-------------------------------|------------|----------|--|-----------------|---|--|--|
| 4 | Economic Development | 2026 | 2027 | Non-Housing Community Development | Citywide | Community Development | CDBG: \$236,291.00 | Businesses assisted: 1 Businesses Assisted |
| 5 | Owner Occupied Rehabilitation | 2026 | 2027 | Affordable Housing | Citywide | Affordable Housing | CDBG: \$98,640.00 HOME: \$383,941.00 | Homeowner Housing Rehabilitated: 2 Household Housing Unit |
| 6 | Social Services | 2026 | 2027 | Homeless Non-Homeless Special Needs Non-Housing Community Development | Citywide | Community Development | CDBG: \$148,728.00 | Public service activities other than Low/Moderate Income Housing Benefit: 625 Persons Assisted |
| 7 | Permanent Supportive Housing | 2026 | 2027 | Affordable Housing Homeless Non-Homeless Special Needs | Citywide | Affordable Housing | CDBG: \$1,000,000.00 HOME: \$700,000.00 | Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted |
| 8 | Homeless Navigation Center | 2026 | 2027 | Homeless | Citywide | Affordable Housing Community Development | HOME-ARP: \$436,494.00 | Overnight/Emergency Shelter/Transitional Housing Beds added: 125 Beds |
| 9 | Housing Services | 2026 | 2027 | Affordable Housing Non-Homeless Special Needs | Citywide | Affordable Housing | CDBG: \$265,058.00 | Other: 12 Other |

Table 6 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|--|
| 1 | Goal Name | Program Administration & Support |
| | Goal Description | Program planning and administration to support all Housing and Community Development programs in the City of Vallejo. |
| 2 | Goal Name | TBRA |
| | Goal Description | Temporary tenant-based rental assistance for persons who are homeless or at risk of becoming homeless; up to eighteen households. |
| 3 | Goal Name | Homeownership Assistance |
| | Goal Description | Direct homeownership assistance may include subsidizing interest rates and mortgage principal amounts, financing property acquisition costs, covering closing expenses, or contributing up to 50 percent of the required down payment. Additionally, assistance may be provided to eligible non-profit organizations for the purchase, rehabilitation, and resale of properties to low- and moderate-income households. |
| 4 | Goal Name | Economic Development |
| | Goal Description | Includes financial assistance to private for-profit businesses through loans, loan guarantees, and grants; Technical assistance including workshops, assistance in developing business plans, marketing, and referrals to lenders or technical resources; Financial assistance, technical assistance, or general support services to owners and developers of microenterprises. A microenterprise is a business with five or fewer employees, including the owner(s). The activity must be designed to exclusively serve microenterprises. |
| 5 | Goal Name | Owner Occupied Rehabilitation |
| | Goal Description | Provide funds to low-income seniors for homeowner occupied rehabilitation. |

| | | |
|---|-------------------------|---|
| 6 | Goal Name | Social Services |
| | Goal Description | Assist 625 extremely low and low income persons, including youth, with social services to meet their basic human needs. |
| 7 | Goal Name | Permanent Supportive Housing |
| | Goal Description | Assist in construction and operation of permanent supportive housing for homeless individuals, including Broadway Village and Blue Oak Landing. |
| 8 | Goal Name | Homeless Navigation Center |
| | Goal Description | Construction and operation of a public facility to be used as a Homeless Navigation Center to serve up to 125 homeless individuals annually, with 75% exiting into another suitable housing arrangement annually. |
| 9 | Goal Name | Housing Services |
| | Goal Description | Housing Counseling, under 24 CFR 5.100, provided in conjunction with direct homeownership assistance. |

Projects

AP-35 Projects – 91.220(d)

Introduction

The City's funding allocation decisions are based on identified community needs and public input received during the Annual Action Plan process. Funding is awarded based on eligible activities and priorities identified. The proposed projects are in response to an identified need in the Consolidated Plan. Consideration has also been given to program delivery and staffing requirements to operate the grant activities successfully and program regulations of the Community Development Block Grant programs. The projected target start date for the proposed programs is July 1, 2026, and the projected commencement of proposed programs is June 30, 2027.

The City's CDBG fund is based on the this years allocation of \$1,049,400.00 plus prior-year resources of \$380,000.00 The estimate of resources the City anticipates allocating to projects for FY 2026/27 is indicated below. The AP-35 reflects a rounded down to the nearest dollar amount.

Projects

| # | Project Name |
|----|-------------------------------------|
| 1 | Program Administration & Support |
| 2 | TBRA |
| 3 | First Time Homebuyer Assistance |
| 4 | Microenterprise Support |
| 5 | Housing Rehabilitation Loans/Grants |
| 6 | Social Services |
| 7 | Permanent Supportive Housing |
| 8 | Homeless Navigation Center |
| 9 | Street & Sidewalk Repairs |
| 10 | Housing Counseling |

Table 7 - Project Information

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

The City of Vallejo is working to address housing and quality of life issues in neighborhoods with action plans, particularly in low-income areas and neighborhoods. Resources are targeted at these areas first, and other services are available for emergencies and accessibility. Limited financial resources continue to be the main challenge in meeting the underserved needs of low and moderate-income persons. The City will continue its commitment to fund public service agencies that address the unique needs of the underserved using CDBG funds.

AP-38 Project Summary
Project Summary Information

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| Project Name | Target Area | Goals Supported | Needs Addressed | Funding | Description | Target Date | Estimate the number and type of families that will benefit from the proposed activities | Location Description | Planned Activities |
|-------------------------------------|-------------|----------------------------------|--|-------------------------------------|---|-------------|--|---|--|
| 1. Program Administration & Support | citywide | Program Administration & Support | Affordable Housing Community Development | CDBG\$1,049,400 HOME\$420,114.54 | Activities related to meeting the administrative requirements of the CDBG Program and HOME Program. Matrix code 21A/21C/21H. Matrix codes do not meet a national objective, however it must be listed as a project in order to apply funding to administrative costs. The annual goal supported by this project would have been Program Administration, but this goal was not included in the corresponding Consolidated Plan (Fiscal Years 2025-2030). | 6/30/2027 | Six households will receive home repairs to make their homes more livable for residents with disability. | Available city-wide to low-income residents (homeowner or rental) with a disabled family member | The HCD Department will facilitate HUD's grant programs and manage the projects as listed in this section. This includes administrative tasks, planning and program management. |
| 2. TBRA | citywide | TBRA | Affordable housing | HOME\$ | Tenant-based rental assistance for homeless persons or persons at imminent risk of homelessness. | 6/30/2027 | Up to 18 households who are homeless, or at risk of homelessness. | citywide | The HCD Department will work with the Resource Connect Solano, the local Continuum of Care, to refer participants to the program. The program will include security deposit and rent |

| | | | | | | | | | |
|--|----------|-------------------------------|-----------------------|---------------|--|-----------|---|----------|---|
| | | | | | | | | | subsidy to assist families for a maximum of 24 months. |
| 3. First Time Homebuyer Assistance | citywide | Homeownership Assistance | Affordable Housing | HOME \$ | Downpayment assistance for very low- and low-income first-time homebuyers; may include portion of allocation to pay for staff project delivery costs. National Objective: LMH - Low/Mod Housing Benefit. Matrix Code: 13 - Direct Homeownership Assistance. | 6/30/2027 | This program will support up to five low- and very low-income households who are looking to purchase a home for the first time. | citywide | The HCD department will assist households in securing the downpayment needed to purchase a home in Vallejo. |
| 4. Microenterprise Support | citywide | Economic Development | Community Development | CDBG\$ | Support Microenterprises with CDBG funds. | 6/30/2027 | The City will assist at least one microenterprise in the 2026-27 Fiscal Year. | Citywide | Provide general support to owners of microenterprises and individuals who are starting microenterprises. |
| 5. Housing Rehabilitation Loans/Grants | citywide | Owner Occupied Rehabilitation | Affordable Housing | CDBG\$ HOME\$ | Housing rehabilitation loans/grants for very low- and low-income senior owner-occupants; may include portion allocation to pay for staff project delivery costs. National Objective: LMH - Low/Mod Housing Benefit. Matrix Code: 14A - Rehab; Single-Unit Residential. Maximum | 6/30/2027 | up to five very-low and low income senior occupied households will be selected to receive rehabilitation assistance. | citywide | The HCD Department will provide households with a grant/loan to assist in the rehabilitation of their houses. |

| | | | | | | | | | |
|--------------------|----------|-----------------|-----------------------|--------|--|-----------|---|----------|--|
| | | | | | amounts for loans and grants has not been established by the City, i.e., activities are approved on a case-by-case basis. | | | | |
| 6. Social Services | citywide | Social services | Community Development | CDBG\$ | Provide CDBG Program funds to four different local non-profit organizations providing social (public) services, as follows: housing stability counseling (\$43,000); emergency food pantry assistance (\$20,000); transitional housing services (\$36,839); and unhoused shower outreach (\$50,161). Matrix codes: 05J; 05W; 05F; 05M National Objectives: LMC; LMC; LMC, LMA; LMC | 6/30/2027 | Fair Housing Advocates of Northern California will serve approximately 50 unduplicated clients over the course of this twelve-month Agreement. The goal is to serve: 20 clients at the 0-30% AMI level (extremely low-income); 11 clients at the 31-50% AMI level (very low income); and 7 at the 51-80% AMI level (low- to moderate-income). Faith Food Fridays will serve approximately 100 unduplicated low- to moderate-income clients over the course of this twelve-month Agreement. The goal is to serve 100 clients at the 0-30% AMI level (very low-income) House of Acts will serve approximately 288 unduplicated clients over | citywide | \$43,000 in CDBG funds will be distributed to Fair Housing Advocates of Northern California to provide fair housing services including: complaint intake, education, referral, testing, advocacy, and enforcement for clients in all protected classes; law and practice seminars for Vallejo Housing Authority staff; educate Housing Choice Voucher recipients on state/federal fair housing protections, including California state fair housing law in effective 2020 protecting them from housing discrimination based on their status as voucher recipients. Matrix Code 05J; Obj: LMC; 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) \$20,000 in CDBG funds will be distributed to Faith Food Fridays for Costs associated with the operation of food banks, community kitchens, and food |

the course of the twelve-month agreement. The goal is to serve 40 clients at the 51%-80% AMI (low income), 50 clients at the 31%-50% AMI (very low income), 60 clients at the 0%-30% AMI (extremely low income), 55 disabled clients, 18 clients with female headed households, 10 senior clients, and 55 homeless clients.- Lighthouse Covenant Fellowship will serve approximately 300 unduplicated homeless clients over the course of the twelve-month agreement

pantries, such as staff costs, supplies, utilities, maintenance, and insurance. They will implement expanded food distribution services including the Choice Pantry Model, where clients choose their own food items, and/or food delivery. Matrix Code 05W; Obj: LMC; 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) \$36,839 in CDBG funds will be distributed to House of Acts for Substance abuse recovery programs and substance abuse prevention/education activities for low-income residents. This will include case management, life skills training and education, as well as wrap around support services. Matrix Code 05F; Obj: LMA, LMC; s 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) \$50,161 in CDBG funds will be distributed to Lighthouse Covenant Fellowship to provide services addressing the physical health needs of residents of the community. They will provide shower outreach of the unhoused community. Matrix Code 05M; Obj: LMC; 24 CFR

| | | | | | | | | | |
|---------------------------------|----------|------------------------------|--|---------------|--|-----------|---|--|--|
| | | | | | | | | | 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) |
| 7. Permanent Supportive Housing | citywide | Permanent Supportive Housing | Affordable Housing | CDBG\$ HOME\$ | Assist in the construction and operation of permanent supportive housing for homeless individuals. | 6/30/2027 | Broadway Village will contribute 47 new affordable units for homeless individuals, while Sonoma Estates will provide 97 new affordable units for seniors. | Broadway Village is located at 2441 Broadway Street and Sonoma Estates will be located at 759, 747, 720 and 726 Sonoma Blvd. | The City will support |
| 8. Homeless Navigation Center | citywide | Homeless Navigation Center | Affordable Housing Community Development | HOME\$ | Construction and operation of a public facility to be used as a Homeless Navigation Center to serve up to 125 homeless individuals annually, with 75 percent exiting into another suitable housing arrangement annually. Project will also include support services. Matrix Code 03C; National Objective LMC | 6/30/2027 | 1 public facility with 125 shelter beds will be completed; 125 homeless persons assisted. | Anticipated site: 1937 Broadway Street, Vallejo, California | The City will allocate \$1,800,000 in HOME-ARP funds to support the operation of a homeless navigation center in FY 2025-26. The Vallejo Navigation Center will be a "one-stop-shop" that will provide services and shelter critical to helping address homelessness. The center will offer 125 shelter beds for six months and provide individual case management, connecting people to social, and medical services. Matrix Code 03C; Obj: LMC; 24 CFR 570.201(c) or 42 USC 5305(a)(2) |
| 9. Street & Sidewalk Repairs | citywide | Interim Assistance | Community Development | CDBG\$ | Repair streets and sidewalks throughout | 6/30/2027 | The number of families depends on the neighborhood, however at | citywide | Repair streets and sidewalks throughout town as needed. |

| | | | | | | | | | |
|-------------------------------|----------|------------------|--------------------|--------|--|-----------|---|----------|---|
| | | | ment | | town as needed. | | least five families will benefit from each repair. | | |
| 10. Housing Counseling | citywide | Housing Services | Affordable Housing | CDBG\$ | Housing Counseling services for individuals participating in the Homebuyer Assistance program. | 6/30/2027 | Two families will be assisted through the Homebuyer's Assistance program. | citywide | Housing Counseling services for individuals participating in the Homebuyer Assistance program |
| | | | | | | | | | |

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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

The City has decided to allocate all funding on a Citywide basis, rather than restricting funding opportunities to specific areas.

Geographic Distribution

| Target Area | Percentage of Funds |
|--------------------|----------------------------|
| Citywide | 100 |

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Based on feedback from consultations, public hearings, and surveys, the City has decided not to restrict its activities to specific areas. As the map in SP-10 of the 2025-2029 Consolidated Plan indicates, funding needs exist throughout the city.

Discussion

Choosing to allocate funds citywide gives the Housing and Community Development Department staff the flexibility to respond to needs throughout the community as they become apparent.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City is expected to complete two new projects in 2025- Broadway Village and the Navigation Center. The City will also leverage their annual goals to support the community at large.

| One Year Goals for the Number of Households to be Supported | |
|---|-----|
| Homeless | 143 |
| Non-Homeless | 0 |
| Special-Needs | 625 |
| Total | 768 |

Table 9 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|---|-----|
| Rental Assistance | 18 |
| The Production of New Units | 122 |
| Rehab of Existing Units | 1 |
| Acquisition of Existing Units | 0 |
| Total | 141 |

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City is expected to complete the Homeless Navigation Center in May 2025, which will contribute 125 new transitional housing beds for homeless individuals to the community. Broadway Village is also expected to open in late 2025, which will provide 47 new permanent supportive housing units to homeless individuals in the community.

AP-60 Public Housing – 91.220(h)

Introduction

The City does not currently own any public housing units.

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

This section is not applicable.

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

The City will be administering a homeownership program to assist participants in becoming homeowners. The Housing Authority of the City of Vallejo offers the Family Self-Sufficiency (FSS) Program, which encourages social mobility. Families may choose homeownership as their program outcome.

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

N/A

Discussion

The City does not currently own any public housing units.

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

Introduction

The 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 Navigation Center is Vallejo’s flagship homelessness response facility. It is designed as a “one-stop-shop” offering:

- 125 shelter beds
- Case management
- Housing navigation
- Connections to mental health and substance-use services
- Basic needs (meals, hygiene, storage)
- Pathways to permanent housing

Its purpose is to stabilize individuals, reduce encampments, and move people into long-term housing solutions

Addressing the emergency shelter and transitional housing needs of homeless persons

The Navigation Center is the core facility providing stabilization and housing navigation. The City works closely with Solano County’s Continuum of Care to align funding, data, and program priorities. Dozens of nonprofits, schools, health providers, and civic groups support outreach, food, health care, youth services, and housing

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 coordinates with nonprofits, schools, and health providers to support outreach and basic needs. Additionally, Vallejo is working to remove barriers to affordable housing

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.

Cities will prioritize prevention services for low income families and individuals by helping with: rental assistance, utility help, mediation with landlords.

Discussion

The City intends to address the needs of homeless persons with permanent supportive housing and outreach through our community partners and subrecipients.

prevention strategies:

- Pre-release housing planning
- Transitional housing or rapid rehousing
- Case management and benefits enrollment
- Partnerships with county agencies and nonprofits

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

Introduction:

The City of Vallejo continues to identify plans to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing.

The City of Vallejo will continue to maintain a vacant land inventory for residential, commercial, and industrially zoned parcels. In considering development applications and/or pending changes in local land use policy, the City of Vallejo will place a priority on activities (i.e., expedite permits when possible) that support the City's ability to meet its unmet share of the regional housing need. The vacant land inventory was originally created with the adoption of the 5th cycle Housing Element update. The City also created a streamlined process to expedite accessory dwelling unit (ADU) construction to help meet the City's share of the regional housing need.

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

The cost of public facility improvements will be supported by the City's CDBG Program and other funds obtained by the City, to construct and open a navigation center for homeless persons. The City will provide expedited California Environmental Quality Act (CEQA) review for larger housing projects that are within a Specific Plan Area. The State of California Senate Bill 35 (SB35) review and approval process will be used for affordable housing projects where possible.

Discussion:

In FY 2025-26, the City will provide additional support for the operation of a navigation center for homeless persons.

AP-85 Other Actions – 91.220(k)

Introduction:

Listed below are planned actions for the coming program year to overcome challenges in serving underserved populations, promote and preserve affordable housing, assess and mitigate lead-based paint risks, decrease the number of families living in poverty, strengthen institutional frameworks, and improve collaboration between public and private housing providers and social service organizations.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved needs is related to a lack of sufficient funding to complete and implement activities that are needed, and to expand needed programs. Therefore, no actions are planned in this area.

Actions planned to foster and maintain affordable housing

Using a variety of funding sources, in FY 2025-26 the City will continue to seek opportunities to establish increased affordable rental and owner-occupied housing

Actions planned to reduce lead-based paint hazards

Lead-based paint hazard educational materials, inspections, and referrals will be made available when necessary to Housing Authority-assisted Housing Choice Voucher holders, as well as participating and prospective rental housing owners, and if applicable, to prospective first-time homebuyer, housing rehabilitation, and paint grant 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 in FY 2025-26. Family self-sufficiency programs with supportive services will continue to be a key component of the City's anti-poverty strategy. Coordination with social service agencies that administer programs such as Child Start, assistance to families in crisis, and similar social services will be necessary to prevent duplication of effort, and to ensure a maximum of opportunities for extremely low-income and very low-income persons, (at 0 to 50 percent). The City will facilitate projects to meet community needs, which may help reduce the number of households in Vallejo living in poverty.

Actions planned to develop institutional structure

To carry out the FY 2025-26 Annual Action Plan, the City has an existing institutional structure that is already well-developed and strong, through a network of government agencies, non-profit agencies, and

private organizations.

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

Both the City and private healthcare providers will assist in funding the operation of the Homeless Navigation Center for the unhoused population.

Discussion:

The City has been successful in leveraging funds from health care partners, the State of California, and the federal government to address the needs of unsheltered homeless persons. The City will support social service providers with its CDBG Program funds that work to reduce the number of households living in poverty.

Program Specific Requirements

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

Introduction:

The City will reserve HOME Program funds for a qualified Community Housing Development Organization, as required by regulation; and adhere to the HOME Program non-federal match requirement for project costs.

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 | 0 |
| 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: \$380,000 | 0 |

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. | 0.00% |

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:

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:

Participating jurisdictions (PJs) may use one of two methods to establish long-term affordability in homebuyer activities – “Recapture” or “Resale” -- and the determination of the method must be made prior to giving the assistance to the homebuyer. The provisions are also required to be described in the PJ’s written agreement with the homebuyer. Resale provisions are used to ensure that a HOME-assisted homebuyer unit remains affordable during the entire affordability period. The Resale option is typically used in areas with predominantly high home sales prices, areas subject to rapidly appreciating housing costs, and areas with a shortage of affordable homes for sale.

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 City designates the affordable unit to be assisted up-front through the written agreement and other loan documents with the project developer/owner. The property must be sold to a qualified low income homeowner at 80% or less of the AMI who will occupy the home as their principal residence, the homebuyer must receive a fair return on investment that the PJ defines, and the property must be re-sold at a price that is affordable to a reasonable range of low income buyers.

The City’s resale provisions require the homeowner to sell the home to an income-eligible household during the affordability term and to follow certain prescribed processes regarding the resale of the home (including written notification to the City, city certification of the prospective purchaser’s income eligibility, sale of the unit at an affordable housing cost to an eligible household, and requirement that the new purchaser enter into a new affordability covenant with the City).

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:
5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Not applicable at this time.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

There are no additional comments for this section.

