

Executive Summary

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

1. Introduction

Vallejo, with a population of 122,807 as of July 1, 2023, is the largest city in Solano County, California, and is located in the San Francisco Bay Area on the northeastern shore of the San Pablo Bay.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The objectives and outcomes for Fiscal Years (FY) 2025-2030 are outlined in the Strategic Plan section of the Consolidated Plan.

3. Evaluation of past performance

4. Summary of citizen participation process and consultation process

The Citizen Participation Process can be found in the City's Citizen Participation Plan (CPP).

The CPP can be accessed through the City's website: City of Vallejo, CA / Our City / Departments & Divisions / Housing & Community Development / Housing And Community Development Document Library / Citizen Participation Plan

The specific consultation and outreach process for the FY 2025-2029 Consolidated Plan is outlined in section PR-10 of the plan.

5. Summary of public comments

This section will be updated once the public comment period concludes.

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

This section will be updated once the public comment period concludes.

7. Summary

DRAFT

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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

Consolidated Plan Public Contact Information

Chari Corleto, Administrative Manager

City of Vallejo

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

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.

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)).

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 2025-26.

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

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.

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

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 jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

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| 1 | Agency/Group/Organization | CITY OF VALLEJO |
| | Agency/Group/Organization Type | Other government - Local Grantee Department |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. |
| 2 | Agency/Group/Organization | Housing First Solano, Continuum of Care |
| | Agency/Group/Organization Type | Publicly Funded Institution/System of Care |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. The PIT count data was used to inform the Needs Assessment and Market Analysis of the Con Plan. |
| 3 | Agency/Group/Organization | 4TH SECOND |
| | Agency/Group/Organization Type | Services-Children Services-Education |

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| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. |
| 4 | Agency/Group/Organization | A Place-2-Live |
| | Agency/Group/Organization Type | Services - Housing Services-Elderly Persons |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. |
| 5 | Agency/Group/Organization | Avian Glen |
| | Agency/Group/Organization Type | Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Avian Glen is a Project-Based Voucher Development in Vallejo, CA. Community Needs Surveys were distributed to property management to share with residents. Residents invited to participate in surveys, public input meetings, and comment on the draft plan. |
| 6 | Agency/Group/Organization | Blue Oak Landing |
| | Agency/Group/Organization Type | Housing |

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| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Blue Oak Landing is a Project-Based Voucher Development in Vallejo, CA. Community Needs Surveys were distributed to property management to share with residents. Residents invited to participate in surveys, public input meetings, and comment on the draft plan. |
| 7 | Agency/Group/Organization | Center For Urban Excellence |
| | Agency/Group/Organization Type | Services-Education Services-Employment |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. |
| 8 | Agency/Group/Organization | CHILD START |
| | Agency/Group/Organization Type | Services-Children |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Market Analysis |

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| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. |
| 9 | Agency/Group/Organization | Faith Food Fridays |
| | Agency/Group/Organization Type | Food Pantry Services |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. Community Needs Surveys were distributed to agency to share with program participants. |
| 10 | Agency/Group/Organization | Fighting Back Partnership, Family Resource Center |
| | Agency/Group/Organization Type | Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Civic Leaders |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. |

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| 11 | Agency/Group/Organization | Filipino Community Center |
| | Agency/Group/Organization Type | Services-Children Regional organization |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. |
| 12 | Agency/Group/Organization | Jesse M. Bethel High School |
| | Agency/Group/Organization Type | Services-Education Local High School |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. Community Needs Surveys were distributed to Office Admin to encourage high school students to participate. |
| 13 | Agency/Group/Organization | Vallejo John F. Kennedy Library |
| | Agency/Group/Organization Type | Other government - County Regional organization Civic Leaders |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis |

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| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. Community Needs surveys were forwarded to staff to distribute within the library. Community members were encouraged to utilize the library's free computer services to complete the surveys digitally. |
| 14 | Agency/Group/Organization | John Finney Educational Complex |
| | Agency/Group/Organization Type | Services-Education Local High School & Credit Recovery Complex |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. Community Needs Surveys were distributed to Office Admin to encourage participation from students in Independent Study, Virtual Academy, Credit Recovery and students with IEPs. |
| 15 | Agency/Group/Organization | Kaiser Permanente, Vallejo Medical Center |
| | Agency/Group/Organization Type | Health Agency Major Employer |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. |
| 16 | Agency/Group/Organization | La Clínica Vallejo |
| | Agency/Group/Organization Type | Health Agency |

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| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. Fliers with QR codes in three languages were delivered in person to staff for posting. Clients were encouraged to fill out surveys while visiting the clinic. |
| 17 | Agency/Group/Organization | Marina Towers |
| | Agency/Group/Organization Type | Housing Services-Elderly Persons |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. |
| 18 | Agency/Group/Organization | Marina Vista Apartments |
| | Agency/Group/Organization Type | Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. |
| 19 | Agency/Group/Organization | Milestones of Development Inc. |
| | Agency/Group/Organization Type | Services-Persons with Disabilities |

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| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. |
| 20 | Agency/Group/Organization | Panama Bay Coffee |
| | Agency/Group/Organization Type | Local Business |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. Fliers with QR codes and survey information were distributed in person to staff and were posted in the facility for visitors to see. |
| 21 | Agency/Group/Organization | PEO International, Chapter ON |
| | Agency/Group/Organization Type | Services-Education Business and Civic Leaders |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited local chapter to participate in surveys, public input meetings, and comment on the draft plan. Encouraged to disseminate survey information to partner organizations. |
| 22 | Agency/Group/Organization | Rebuilding Together Solano County |
| | Agency/Group/Organization Type | Business and Civic Leaders |

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| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. Encouraged to disseminate survey information to partner organizations. |
| 23 | Agency/Group/Organization | SolTrans |
| | Agency/Group/Organization Type | Other government - County Local Public Transportation Agency |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. Community Needs Survey information and QR code were posted on electronic screens on all bus lines through Vallejo during the survey period. |
| 24 | Agency/Group/Organization | Solano Dream Center |
| | Agency/Group/Organization Type | Services - Housing Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Agency - Emergency Management Publicly Funded Institution/System of Care |

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| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. Provided fliers with information regarding Community Needs Surveys to distribute to clients. |
| 25 | Agency/Group/Organization | Soroptimist International of Vallejo |
| | Agency/Group/Organization Type | Services-Education Business and Civic Leaders |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. Encouraged to disseminate survey information to partner organizations. |
| 26 | Agency/Group/Organization | Vallejo Springstowne Library |
| | Agency/Group/Organization Type | Other government - Local Regional organization Civic Leaders |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis |

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| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. Community Needs surveys were forwarded to staff to distribute within the library. Community members were encouraged to utilize the library's free computer services to complete the surveys digitally. |
| 27 | Agency/Group/Organization | The ARC Solano |
| | Agency/Group/Organization Type | Services-Children Services-Persons with Disabilities |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. |
| 28 | Agency/Group/Organization | The Coach Sarna League |
| | Agency/Group/Organization Type | Services-Children Regional organization |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. |
| 29 | Agency/Group/Organization | Vallejo Adult School |
| | Agency/Group/Organization Type | Services-Education Other government - Local |

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| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. Community Needs Surveys were distributed to Office Admin to encourage participation from students. |
| 30 | Agency/Group/Organization | Vallejo Chamber of Commerce |
| | Agency/Group/Organization Type | Business Leaders |
| | What section of the Plan was addressed by Consultation? | Public Housing Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. Encouraged to disseminate survey information to partner organizations and local businesses. |
| 31 | Agency/Group/Organization | Visit Vallejo |
| | Agency/Group/Organization Type | Business and Civic Leaders |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. Fliers for the Community Needs Survey's with information and QR codes were delivered directly to staff at the Vallejo Ferry Building for posting. |
| 32 | Agency/Group/Organization | Vallejo High School |
| | Agency/Group/Organization Type | Services-Education Local High School |

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| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. Community Needs Surveys were distributed to Office Admin to encourage high school students to participate. |
| 33 | Agency/Group/Organization | Vallejo Municipal Marina |
| | Agency/Group/Organization Type | Agency - Managing Flood Prone Areas Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. |
| 34 | Agency/Group/Organization | Vallejo Rotary Club |
| | Agency/Group/Organization Type | Business and Civic Leaders |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. Encouraged to disseminate survey information to partner organizations and local businesses. |
| 35 | Agency/Group/Organization | Vallejo Sun |
| | Agency/Group/Organization Type | Regional organization Local Independent News Publication |

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| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. Published public hearing information on events calendar for viewers. |
| 36 | Agency/Group/Organization | Vallejo Together |
| | Agency/Group/Organization Type | Services-homeless Services-Health |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. |
| 37 | Agency/Group/Organization | Vallejo Yacht Club |
| | Agency/Group/Organization Type | Local Landmark |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis |

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| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. |
| 38 | Agency/Group/Organization | Watch Me Grow |
| | Agency/Group/Organization Type | Services-Children Services-Victims of Domestic Violence Services-Education Services - Victims |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. |
| 39 | Agency/Group/Organization | Community Housing Development Corporation |
| | Agency/Group/Organization Type | Housing Services-Elderly Persons Services-homeless |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis |

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| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. |
| 40 | Agency/Group/Organization | Vallejo City Unified School District- Transportation |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Invited to participate in surveys, public input meetings, and comment on the draft plan. |

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

There were several local agencies that staff was not able to contact due to a lack of available contact information. Staff will work to build contacts within omitted organizations to broaden future outreach efforts.

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? |
|---------------------------|------------------------------------|--|
| Continuum of Care | Housing First Solano | The 2024 Point-in-Time count provides information on the number and demographics of homeless individuals in the jurisdiction. This information was used to assess affordable housing needs in Vallejo. |
| 6th Cycle Housing Element | City of Vallejo- Planning Division | The 6th Cycle Housing Element (adopted 12/30/2024) provides information on housing needs in Vallejo. There was overlap between the needs discussed in the Housing Element and the goals in our Strategic Plan. |

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Demo

The City encouraged local agencies to participate in the Consolidated Planning process through community outreach and the publication of public notices.

Narrative (optional):

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PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(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.

The Housing and Community Development Department also held three public Hearings; one to allow the public to comment on community needs, and two to allow the public to comment on the draft FY 2025-29 Consolidated 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) |
|------------|------------------|---|--|--|--|---------------------|
| 1 | Newspaper Ad | Non-English Speaking - Specify other language: Spanish, Tagalog Non-targeted/broad community Elderly | No written public comments were received as a result of this public notice published on December 21, 2024. | No written public comments were received as a result of this public notice published on December 21, 2024. | | |

| 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) |
|------------|------------------------------|--|--|--|--|---------------------|
| 2 | Physical Publication- Fliers | Non-targeted/ broad community Residents of Public and Assisted Housing | No written comments were received as a response to this Public Notice posted on December 21, 2024. | No written comments were received as a response to this Public Notice posted on December 21, 2024. | | |

| | | | | | |
|---|----------------|----------------------------------|--------------------------------|--|---|
| 3 | Public Hearing | Non-targeted/ broad community | Comments are summarized below. | Community members expressed concerns that encampment sweeps are inhumane and exacerbate ongoing challenges for the unsheltered community. They highlighted the importance of expanding mental health and substance abuse | https://vallejoca.portal.civicclerk.com/event/7259/media |
|---|----------------|----------------------------------|--------------------------------|--|---|

Demo

| 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) |
|------------|------------------|--------------------|--------------------------------|---|--|---------------------|
| | | | | services for homeless individuals in Vallejo. Some also stressed the need to incorporate lived experiences into the planning process while exploring alternative, cost-effective housing solutions. | | |

Demo

| 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) |
|------------|-------------------|--|---|--|--|--|
| 4 | Internet Outreach | <p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Homeless, Non-Homeless Special Needs</p> | <p>Community Needs Surveys were released to the public on January 30, 2024. A total of 52 surveys were received</p> | <p>The results are available as part of the Needs Assessment and Market Analysis</p> | | <p>https://survey123.arcgis.com/share/7a1d74af48a641689e27dc0a21a5b86c?portalUrl=https://COVIT.maps.arcgis.com</p> |

Demo

| 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) |
|------------|------------------------------|-------------------------------|--|--|--|---|
| 5 | Physical Publication- Fliers | Non-targeted/ broad community | Notification of survey availability and a link were posted in the Vallejo Weekly every Thursday from February 6 to March 20 (Volume 13, issue 6 through Volume 13, issue 12) | The results are available as part of the Needs Assessment and Market Analysis. | | https://issuu.com/cityofvallejo/docs/the_vallejo_weekly_vol_13_issue_6?fr=sNmE5MDYzMDQxODQ |

Demo

| 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) |
|------------|-------------------|------------------------------|---|--|--|--|
| 6 | Internet Outreach | Non-targeted/broad community | Notification regarding availability of Community Needs Surveys were published on the City's social media on February 7, 2025, including Instagram and Facebook. | The results are available as part of the Needs Assessment and Market Analysis. | | https://teams.microsoft.com/l/message/48:notes/1745340632069?context=%7B%22contextType%22%3A%22chat%22%7D ; https://www.instagram.com/p/DFyaDNfvo_3/?i |

Demo

| 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) |
|------------|------------------|---|--|--|--|---------------------|
| 7 | Newspaper Ad | Non-English Speaking - Specify other language: Spanish, Tagalog Non-targeted/broad community Elderly | No written public comments were received as a result of this public notice published on February 23, 2025. | No written public comments were received as a result of this public notice published on February 23, 2025. | | |

Demo

| 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) |
|------------|------------------------------|--|--|--|--|---|
| 8 | Physical Publication- Fliers | Non-targeted/ broad community Residents of Public and Assisted Housing | No written comments were received as a response to this Public Notice posted on February 23, 2025. | No written comments were received as a response to this Public Notice posted on February 23, 2025. | | |
| 9 | Public Hearing | Non-targeted/ broad community | No public comments were received at the public hearing, held on March 10, 2025. | No public comments were received at the public hearing, held on March 10, 2025. | | https://vallejoca.portal.civicclerk.com/event/7269/media |

| 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) |
|------------|------------------|---|--|--|--|---------------------|
| 10 | Newspaper Ad | Non-English Speaking - Specify other language: Spanish, Tagalog Non-targeted/broad community Elderly | The comment period will be from May 2 to June 1, 2025. This section will be updated once the comment period has ended. | The comment period will be from May 2 to June 1, 2025. This section will be updated once the comment period has ended. | | |

| 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) |
|------------|------------------------------|--|--|--|--|---------------------|
| 11 | Physical Publication- Fliers | Non-targeted/ broad community Residents of Public and Assisted Housing | The comment period will be from May 2 to June 1, 2025. This section will be updated once the comment period has ended. | The comment period will be from May 2 to June 1, 2025. This section will be updated once the comment period has ended. | | |

| 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) |
|------------|------------------|----------------------------------|---|---|--|---------------------|
| 12 | Public Hearing | Non-targeted/ broad community | The Public Hearing will be on May 1, 2025 at 7pm in the Council Chambers at 555 Santa Clara Street. This section will be updated once the public hearing has concluded. | The Public Hearing will be on May 1, 2025 at 7pm in the Council Chambers at 555 Santa Clara Street. This section will be updated once the public hearing has concluded. | | |

Table 4 – Citizen Participation Outreach

DRAFT

Needs Assessment

NA-05 Overview

Needs Assessment Overview

DRAFT

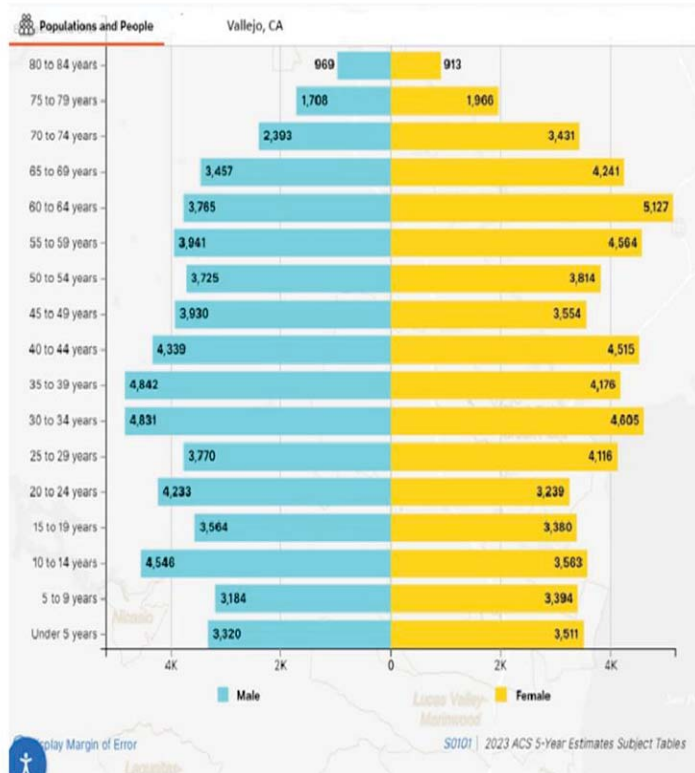
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

| Demographics | Base Year: 2009 | Most Recent Year: 2020 | % Change |
|---------------|-----------------|------------------------|----------|
| Population | 118,995 | 121,275 | 2% |
| Households | 41,215 | 41,865 | 2% |
| Median Income | \$57,028.00 | \$73,869.00 | 30% |

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)



Population by Age in Vallejo

Race and Ethnicity

American Indian and Alaska Native 1,426

American Indian and Alaska Native alone in Vallejo city, California

Asian 29,723

Asian alone in Vallejo city, California

Black or African American 25,133

Black or African American alone in Vallejo city, California

Hispanic or Latino 35,835

Hispanic or Latino (of any race) in Vallejo city, California

Native Hawaiian and Other Pacific Islander 1,343

Native Hawaiian and Other Pacific Islander alone in Vallejo city, California

Not Hispanic or Latino 26,440

White alone, not Hispanic or Latino in Vallejo city, California

Some Other Race 22,107

Some Other Race alone in Vallejo city, California

Two or More Races 15,907

Two or More Races in Vallejo city, California

White 30,451

White alone in Vallejo city, California

Data source 2020 Decennial Census

Number of Households Table

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|-------------------------|------------------------|-----------------------------|-----------------------------|------------------------------|---------------------------|
| Total Households | 5,960 | 5,150 | 8,290 | 4,870 | 17,590 |
| Small Family Households | 2,080 | 2,010 | 3,295 | 2,135 | 8,675 |
| Large Family Households | 420 | 730 | 785 | 665 | 2,415 |

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|---|------------------------|-----------------------------|-----------------------------|------------------------------|---------------------------|
| Household contains at least one person 62-74 years of age | 1,435 | 1,345 | 1,935 | 1,624 | 5,545 |
| Household contains at least one person age 75 or older | 1,075 | 770 | 1,104 | 475 | 1,385 |
| Households with one or more children 6 years old or younger | 1,129 | 980 | 1,440 | 699 | 1,744 |

Table 6 - Total Households Table

Data 2016-2020 CHAS
Source:

| Head of Household Type | Number of Households |
|---------------------------------------|-----------------------------|
| Married-couple family | 13427 |
| Male householder, no spouse present | 1443 |
| Female householder, no spouse present | 3111 |

Table 7 - Head of Household Composition

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

| | Renter | | | | | Owner | | | | |
|---|--------------|--------------------|--------------------|---------------------|-------|--------------|--------------------|--------------------|---------------------|-------|
| | 0-30% AMI | >30- 50% AMI | >50- 80% AMI | >80- 100% AMI | Total | 0-30% AMI | >30- 50% AMI | >50- 80% AMI | >80- 100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 95 | 15 | 4 | 0 | 114 | 25 | 0 | 0 | 0 | 25 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 235 | 95 | 215 | 200 | 745 | 69 | 10 | 20 | 90 | 189 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 385 | 430 | 255 | 80 | 1,150 | 0 | 65 | 160 | 120 | 345 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 2,405 | 1,335 | 625 | 19 | 4,384 | 1,135 | 680 | 645 | 85 | 2,545 |

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Housing cost burden greater than 30% of income (and none of the above problems) | 420 | 865 | 1,750 | 715 | 3,750 | 245 | 415 | 1,260 | 749 | 2,669 |
| Zero/negative Income (and none of the above problems) | 115 | 0 | 0 | 0 | 115 | 135 | 0 | 0 | 0 | 135 |

Table 8 – Housing Problems Table

Data 2016-2020 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Having 1 or more of four housing problems | 3,115 | 1,880 | 1,100 | 299 | 6,394 | 1,235 | 750 | 825 | 295 | 3,105 |
| Having none of four housing problems | 930 | 1,070 | 3,130 | 1,805 | 6,935 | 675 | 1,450 | 3,235 | 2,470 | 7,830 |
| Household has negative income, but none of the other housing problems | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 9 – Housing Problems 2

Data 2016-2020 CHAS
Source:

3. Cost Burden > 30%

| | Renter | | | | Owner | | | |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 1,480 | 1,220 | 995 | 3,695 | 325 | 310 | 895 | 1,530 |
| Large Related | 235 | 505 | 165 | 905 | 110 | 115 | 120 | 345 |
| Elderly | 990 | 540 | 490 | 2,020 | 820 | 485 | 594 | 1,899 |
| Other | 665 | 390 | 860 | 1,915 | 204 | 215 | 320 | 739 |
| Total need by income | 3,370 | 2,655 | 2,510 | 8,535 | 1,459 | 1,125 | 1,929 | 4,513 |

Table 10 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

4. Cost Burden > 50%

| | Renter | | | | Owner | | | |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 0 | 0 | 775 | 775 | 300 | 210 | 0 | 510 |
| Large Related | 0 | 0 | 365 | 365 | 100 | 55 | 15 | 170 |
| Elderly | 680 | 185 | 110 | 975 | 610 | 335 | 200 | 1,145 |
| Other | 0 | 635 | 220 | 855 | 200 | 0 | 0 | 200 |
| Total need by income | 680 | 820 | 1,470 | 2,970 | 1,210 | 600 | 215 | 2,025 |

Table 11 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

| | Renter | | | | | Owner | | | | |
|---------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single family households | 530 | 415 | 410 | 115 | 1,470 | 0 | 45 | 120 | 70 | 235 |
| Multiple, unrelated family households | 90 | 95 | 45 | 130 | 360 | 69 | 30 | 60 | 140 | 299 |

| | Renter | | | | | Owner | | | | |
|------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Other, non-family households | 0 | 15 | 10 | 35 | 60 | 0 | 0 | 0 | 0 | 0 |
| Total need by income | 620 | 525 | 465 | 280 | 1,890 | 69 | 75 | 180 | 210 | 534 |

Table 12 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

| | Renter | | | | Owner | | | |
|----------------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Households with Children Present | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 13 – Crowding Information – 2/2

Data Source: Data was not available for this table on the US Census Bureau's website.

Describe the number and type of single person households in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

What are the most common housing problems?

Are any populations/household types more affected than others by these problems?

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the

needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

No data/estimates on at risk populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Discussion

To summarize, in Vallejo, (32%) of the population experience a housing problem. Cost burdens are the most common housing problem, which tend to have their greatest effects on extremely low-income households and small families. Severe cost burdens, too, have great impacts on extremely low-income households, as well as non-family households. Where overcrowding occurs, this housing problem also tends to have its greatest effect on small families.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 5,305 | 585 | 355 |
| White | 1,290 | 200 | 160 |
| Black / African American | 2,160 | 125 | 95 |
| Asian | 610 | 155 | 35 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 1,025 | 80 | 15 |

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 4,045 | 1,030 | 0 |
| White | 1,140 | 455 | 0 |
| Black / African American | 1,160 | 260 | 0 |
| Asian | 520 | 115 | 0 |
| American Indian, Alaska Native | 0 | 10 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 1,025 | 145 | 0 |

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 4,490 | 2,465 | 0 |
| White | 1,250 | 1,080 | 0 |
| Black / African American | 985 | 420 | 0 |
| Asian | 935 | 380 | 0 |
| American Indian, Alaska Native | 0 | 4 | 0 |
| Pacific Islander | 70 | 25 | 0 |
| Hispanic | 1,010 | 485 | 0 |

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 1,890 | 2,140 | 0 |
| White | 565 | 735 | 0 |
| Black / African American | 495 | 525 | 0 |
| Asian | 450 | 285 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 40 | 35 | 0 |
| Hispanic | 315 | 510 | 0 |

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

DRAFT

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 4,830 | 1,065 | 355 |
| White | 1,150 | 340 | 160 |
| Black / African American | 2,045 | 240 | 95 |
| Asian | 535 | 235 | 35 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 900 | 200 | 15 |

Table 18 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 2,765 | 2,315 | 0 |
| White | 705 | 890 | 0 |
| Black / African American | 925 | 500 | 0 |
| Asian | 250 | 390 | 0 |
| American Indian, Alaska Native | 0 | 10 | 0 |

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------|--|---------------------------------------|--|
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 750 | 420 | 0 |

Table 19 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 1,895 | 5,055 | 0 |
| White | 440 | 1,890 | 0 |
| Black / African American | 425 | 975 | 0 |
| Asian | 455 | 865 | 0 |
| American Indian, Alaska Native | 0 | 4 | 0 |
| Pacific Islander | 10 | 90 | 0 |
| Hispanic | 460 | 1,030 | 0 |

Table 20 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 525 | 3,500 | 0 |

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------|---|--|---|
| White | 155 | 1,145 | 0 |
| Black / African American | 100 | 915 | 0 |
| Asian | 125 | 605 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 25 | 55 | 0 |
| Hispanic | 110 | 710 | 0 |

Table 21 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

0%-30% of Area median income jurisdiction as a whole four or more housing problems- 4,830

30%-50% of Area median income jurisdiction as a whole four or more housing problems- 2,765

50%-80% of Area median income jurisdiction as a whole four or more housing problems- 1,895

80%-100% of Area median income jurisdiction as a whole four or more housing problems- 525

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This section looks at levels of need by race and ethnicity to identify groups that are disproportionately likely to have housing needs compared to the city overall. While the preceding sections assessed all housing and severe housing problems, Table 21 focuses only on what share of their income households spend on housing. Data is broken down into groups spending less than 30% of income on housing costs, those paying between 30 and 50% (i.e., with a cost burden), and those paying over 50% (i.e., with a severe cost burden). The final column, “no/negative income,” identifies households without an income, for whom housing as a share of income was not calculated. Although several groups have households with no computed income, the share of these households is generally low, not exceeding 4% for any racial or ethnic group.

Housing Cost Burden

| Housing Cost Burden | <=30% | 30-50% | >50% | No / negative income (not computed) |
|--------------------------------|--------|--------|-------|-------------------------------------|
| Jurisdiction as a whole | 24,100 | 8,190 | 8,979 | 365 |
| White | 8,880 | 2,570 | 2,369 | 160 |
| Black / African American | 4,375 | 2,005 | 3,225 | 95 |
| Asian | 5,210 | 1,670 | 1,160 | 45 |
| American Indian, Alaska Native | 35 | 0 | 0 | 0 |
| Pacific Islander | 255 | 115 | 15 | 0 |
| Hispanic | 4,475 | 1,510 | 1,795 | 15 |

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Housing Cost Burden

Discussion:

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

In several income categories, there are racial and ethnic groups with disproportionate housing needs relative to the needs of the income group as a whole. These include:

- Households with incomes under 30% AMI –White households have a disproportionate housing need and severe housing need. Hispanic, Asian, Black households also have a disproportionate severe housing need at this income level.
- Households with incomes from 30 to 50% AMI - Hispanic and Black/African American households have a disproportionate rate of housing need and severe housing needs. One other, relative group Asian) has disproportionately high rates of severe housing needs:
- Households with incomes from 50 to 80% AMI – Black/African America and Hispanic households have a disproportionate rate of housing need and severe housing need. Asian households also show a disproportionately high rate of severe housing needs.
- Households with incomes from 80 to 100% AMI – Hispanics have a disproportionate rate of housing need No races or ethnicities show a disproportionate rate of severe housing needs.

If they have needs not identified above, what are those needs?

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Yes

NA-35 Public Housing – 91.205(b)

Introduction

Residents in the City of Vallejo are served with public housing by the Vallejo Housing Authority (VHA). Currently, the Vallejo Housing Authority provides over 2088 publicly supported housing units: 2041 units of traditional public housing and 20 housing choice vouchers. HUD Public and Indian Housing (PIH) Information Center data also lists one of the housing choice vouchers as a VASH voucher, which is designated to provide housing for a military/veteran family. Demographic data from the HUD PIH Information Center (PIC) indicates that the majority of Vallejo Housing Authority households are African American 1568 (85%). Eight percent (8%) of DHA households are white 396, while 1% is Hispanic. Approximately one-eighth of DHA households house elderly residents.

Totals in Use

| Program Type | | | | | | | | | |
|----------------------------|-------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project - based | Tenant - based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers in use | 0 | 0 | 0 | 2,088 | 20 | 2,041 | 13 | 0 | 0 |

Table 23 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

| | Program Type | | | | | | | |
|---|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program |
| Average Annual Income | 0 | 0 | 0 | 14,532 | 13,042 | 14,517 | 8,502 | 0 |
| Average length of stay | 0 | 0 | 0 | 7 | 0 | 7 | 0 | 0 |
| Average Household size | 0 | 0 | 0 | 2 | 2 | 2 | 1 | 0 |
| # Homeless at admission | 0 | 0 | 0 | 4 | 0 | 0 | 4 | 0 |
| # of Elderly Program Participants (>62) | 0 | 0 | 0 | 399 | 1 | 396 | 1 | 0 |
| # of Disabled Families | 0 | 0 | 0 | 683 | 6 | 671 | 2 | 0 |
| # of Families requesting accessibility features | 0 | 0 | 0 | 2,088 | 20 | 2,041 | 13 | 0 |
| # of HIV/AIDS program participants | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| # of DV victims | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

| Race | Certificate | Mod-Rehab | Public Housing | Program Type | | | | | |
|--|-------------|-----------|----------------|--------------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | | | | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| White | 0 | 0 | 0 | 396 | 2 | 385 | 5 | 0 | 0 |
| Black/African American | 0 | 0 | 0 | 1,568 | 15 | 1,537 | 8 | 0 | 0 |
| Asian | 0 | 0 | 0 | 79 | 1 | 76 | 0 | 0 | 0 |
| American Indian/Alaska Native | 0 | 0 | 0 | 20 | 0 | 20 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 25 | 2 | 23 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition | | | | | | | | | |

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

| Ethnicity | Certificate | Mod-Rehab | Public Housing | Program Type | | | | | |
|--|-------------|-----------|----------------|--------------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | | | | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Hispanic | 0 | 0 | 0 | 146 | 1 | 143 | 1 | 0 | 0 |
| Not Hispanic | 0 | 0 | 0 | 1,942 | 19 | 1,898 | 12 | 0 | 0 |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition | | | | | | | | | |

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

DRAFT

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Current residents in public and other assisted housing units are most immediately in need of opportunities and supports to grow and attain a level of self-sufficiency. These supports include programs in areas such as transportation, health-related assistance, childcare, after school programs, youth and teen activities, adult education, and job training and assistance. Residents also noted needs for physical improvements in their neighborhoods, such as road repair, maintenance of existing playgrounds, and development of new parks.

How do these needs compare to the housing needs of the population at large

The needs of public housing residents and voucher holders are different from those of the city's overall low- and moderate-income population, primarily in that these residents are housed in stable and decent housing. With this need met, residents are able to work on other needs that families typically face in addition to housing insecurity. These other needs frequently include childcare, healthcare, employment, transportation, and food.

Discussion

In summary, public housing allows low-income households an opportunity to focus on other needs besides housing. While the VHA has a combined 2088 publicly supported units, these house less than one-fourth of the total number of households earning between 0-50% HAMFI. Housing need estimates and stakeholder input indicates that additional affordable housing resources are needed in the Vallejo.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

This section provides estimates of the population experiencing homelessness in the region and details the needs of people experiencing homelessness in the city of Vallejo. Vallejo is part of the Housing First Vallejo/Solano County Continuum of Care. The CoC conducts an annual Point-in Time count of people homeless during the last days of January each year. The 2024 Solano County Point-in Time Count was a communitywide effort conducted on January 31, 2025. For this snapshot in time, it is estimated that there were 1,725 people either in shelters or living on the streets of Solano County.

Homeless Needs Assessment

| Population | Estimate the # of persons experiencing homelessness on a given night | | Estimate the # experiencing homelessness each year | Estimate the # becoming homeless each year | Estimate the # exiting homelessness each year | Estimate the # of days persons experience homelessness |
|--|--|-------------|--|--|---|--|
| | Sheltered | Unsheltered | | | | |
| Persons in Households with Adult(s) and Child(ren) | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Children | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Adults | 0 | 0 | 0 | 0 | 0 | 0 |
| Chronically Homeless Individuals | 0 | 0 | 0 | 0 | 0 | 0 |
| Chronically Homeless Families | 0 | 0 | 0 | 0 | 0 | 0 |
| Veterans | 0 | 0 | 0 | 0 | 0 | 0 |
| Unaccompanied Child | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons with HIV | 0 | 0 | 0 | 0 | 0 | 0 |

Table 27 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

| Race: | Sheltered: | Unsheltered (optional) |
|----------------------------------|-------------------|-------------------------------|
| White | 0 | 0 |
| Black or African American | 0 | 0 |
| Asian | 0 | 0 |
| American Indian or Alaska Native | 0 | 0 |
| Pacific Islander | 0 | 0 |
| Ethnicity: | Sheltered: | Unsheltered (optional) |
| Hispanic | 0 | 0 |
| Not Hispanic | 0 | 0 |

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Within the overall homeless population, individuals accounted for an estimated 1,088 (90.0%) of the homeless population whereas the remaining 91 (9.1%) were from 28 households with at least one adult and one child. The average household size from the US Census for Solano County was 2.87 people, however the average household size for homeless families was 3.25 people.

While the number of families experiencing homelessness declined by 6.7% from 2019 to 2022, the number of people in families increased by 15.2%. Individuals accounted for 1,088 (90.9%) of the total homeless population. The remaining 91 people (9.1%) were found in households with at least one adult and one child. Within Solano County's PIT count 34 persons identified as a veteran were counted. This represents 3.2% of all adults found on that night. There were no households or children found to be affiliated with any veterans. In contrast to national findings, there were almost three times the number of veterans within shelters versus those found to be unsheltered. Males made up 94% of the population with only two females total between sheltered and unsheltered groups.

(PIT count 2022)

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

According to the results from the PIT census, an estimated 219 out of the total 1179 (18.6%) people experiencing homelessness identified as Hispanic or Latino. This included 49 of 259 (18.9%) in shelters,

as well as 170 of the 920 (18.5%) who were unsheltered. In Solano County, people who are Black or African American constitute 14.8% of the overall population, yet comprise 33.2% of the homeless population. While the numbers are smaller, there is also a higher prevalence of people who are American Indian or Native Alaskan, as well as those who are Native Hawaiian and Pacific Islanders. While the US Census data indicates American Indian/Native Alaskans comprise 1.3% of the overall population this group accounted for 1.7% of the homeless population. Similarly 1.1% of the population in Solano County is Native Hawaiian or Pacific Islander, yet 5% were found to be experiencing homelessness during the census.

People who are White as well as Asian Americans are well underrepresented in the homeless population, both nationally and locally. Within Solano County, the census data indicates that 58.7% were White and 16.7% were of Asian descent and yet comprised 51.2% and 1.1% of the homeless population, respectively.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Unsheltered: 1436 (83.2%)

Sheltered: 289 (16.8%)

Veterans: 5%

Chronically Homeless: 29.2%

Unaccompanied Youth: 3.6%

Discussion:

Within the unsheltered population in Solano County, 867 individuals were reported as 25 or older, 25 were between the ages of 18-24, and 28 were reported as children under 18. This represents a 16% increase in unsheltered adults above 25 years old, a 15% decrease in the number of people between the ages of 18-24, and a 1% decrease in the number of children under 18 experiencing unsheltered homelessness.

Within the total homeless population including both sheltered and unsheltered individuals, Solano County saw a 14.8% increase in homelessness among adults while the population under 18 decreased by 41.4% from 2017 to 2022. Young adults declined from 209 in 2017 to 67 in 2022, which was a 67.9% decrease.

When comparing the Solano County 2022 Point-In-Time count of PEH to Census information, individuals under 18 represent 2.9% and 22.2% respectively. In opposition to this comparison, those experiencing

homelessness between the ages of 35-44 make up 31.2% of the homeless population while they represent 13.7% of the greater populace.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section discusses the characteristics and needs of people in various subpopulations in Vallejo who are not homeless but may require supportive services, including people with HIV/AIDS, the elderly, people with disabilities (mental, physical, or developmental), people with alcohol or drug addiction, survivors of domestic violence, and individuals with a criminal record and their families.

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

- Vallejo has 13,709 residents ages 65-74; of those, 4207 (30%) have a disability.
- Vallejo has 8,434 residents aged 75 and older; of those, 4127 (48.9%) have a disability.
- An estimated 17,014 (13.9%) in the city have a disability.

People with Disabilities

The figure below shows shares of the population within Vallejo with a disability, by disability type, indicating that the most common types of disabilities are ambulatory difficulties, independent living difficulties, and cognitive difficulties.

- With hearing difficulty: 4,551 (3.7%)
- With vision difficulty: 2,656 (2.2%)
- Cognitive difficulty: 5,323 (4.7%)
- Ambulatory difficulty: 9,822 (8.6%)
- Self-care difficulty: 4,090 (3.6%)
- Independent living difficulty: 6,843 (6.9%)

Persons with Alcohol or Drug Addiction

-

Victims of Domestic Violence

What are the housing and supportive service needs of these populations and how are these needs determined?

The primary housing and supportive needs of these subpopulations (the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, survivors of domestic violence) were determined by input from both service providers and the public through the housing and community needs survey, public meetings, focus groups, and stakeholder interviews.

Housing that is Affordable, Accessible, Low-Barrier, and Safe

High housing costs make it difficult for populations with special needs-- who often live on very low incomes-- to afford housing. Residents with special needs often live at or below the federal poverty level. Low incomes force many residents to live in congregate care, have roommates, or live with family. HUD's fair market rent documentation for FY 2024 HOME program rents for a two bedroom unit in the Vallejo Metro area at \$1,818 per month, and a three-bedroom unit at \$2,092 per month. Because of the high cost of housing, there is a need to increase the availability of affordable housing for populations with special needs. This could include options such as: smaller housing units; multifamily 'missing middle' housing (including duplexes, triplexes, quadruplexes, and other small multifamily units); accessory dwelling units; co housing with shared services; and other housing types that support increased levels of affordability. Residents and stakeholders who participated in public meetings and stakeholder interviews also discussed the need to provide support and training to increase homeownership.

Housing may be inaccessible to populations with special needs for a variety of reasons. Persons with disabilities may find that their housing options are not ada compliant, or outside of the service range for public transportation. People living with HIV/AIDS, immigrants and refugees, people with criminal histories, and other populations with special needs are often discriminated against in housing application processes. People living with HIV/AIDS have a particular need for low barrier housing that is free from requirements surrounding drug testing, sobriety, criminal background, and medical appointments. For these reasons there is a need to ensure that accessible, low barrier housing is available and to take action to reduce discrimination, such as providing fair housing services.

For the elderly and frail elderly, people with disabilities, and others that may not have access to vehicles, there is also a need for housing that is accessible to transportation, recreation, and employment. Group homes and other housing options for seniors and people with disabilities are often located away from walkable areas with access to transit. These populations need housing options that are integrated into the community to provide access to needed services and reduce social isolation. Similar to other populations with special needs, people living with HIV/AIDS need housing that provides easy access to health services, resources, and employment.

Housing that is safe and clean is another need for people with special needs. Units that are not clean or have other unhealthy conditions can worsen health issues for people who are already vulnerable.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

As of 2022, there were approximately 1,446 people living with HIV in Solano County, 1% with a rate of 322.1. Seventy (70) new cases were diagnosed in 2020, a rate of 1.4% rate of 15.6 per 100,000 population.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

There will not be a preference for persons with specific disabilities, however there will be a preference for homeless individuals, including those with disabilities.

Discussion:

High housing costs make it difficult for populations with special needs-- who often live on very low incomes-- to afford housing. Residents with special needs often live at or below the federal poverty level. Low incomes force many residents to live in congregate care, have roommates, or live with family. HUD's fair market rent documentation for FY 2024 HOME program rents for a two bedroom unit in the Vallejo Metro area at \$1,818 per month, and a three-bedroom unit at \$2,092 per month. Because of the high cost of housing, there is a need to increase the availability of affordable housing for populations with special needs. This could include options such as: smaller housing units; multifamily 'missing middle' housing (including duplexes, triplexes, quadruplexes, and other small multifamily units); accessory dwelling units; co housing with shared services; and other housing types that support increased levels of affordability. Residents and stakeholders who participated in public meetings and stakeholder interviews also discussed the need to provide support and training to increase homeownership And to support housing rehabilitation for low-income homeowners.

Housing may be inaccessible to populations with special needs for a variety of reasons. Persons with disabilities may find that their housing options are not ada compliant, or outside of the service range for public transportation. People living with HIV/AIDS, immigrants and refugees, people with criminal histories, and other populations with special needs are often discriminated against in housing application processes. People living with HIV/AIDS have a particular need for low barrier housing that is free from requirements surrounding drug testing, sobriety, criminal background, and medical appointments. For these reasons there is a need to ensure that accessible, low barrier housing is available and to take action to reduce discrimination, such as providing fair housing services.

For the elderly and frail elderly, people with disabilities, and others that may not have access to vehicles, there is also a need for housing that is accessible to transportation, recreation, and employment. Group

homes and other housing options for seniors and people with disabilities are often located away from walkable areas with access to transit. These populations need housing options that are integrated into the community to provide access to needed services and reduce social isolation. Similar to other populations with special needs, people living with HIV/AIDS need housing that provides easy access to health services, resources, and employment.

Housing that is safe and clean is another need for people with special needs. Units that are not clean or have other unhealthy conditions can worsen health issues for people who are already vulnerable. Specialized housing is often needed to target needs of specific populations, although the housing first model emphasizes that support services should not be required in order for people to access housing.

People with intellectual or developmental disabilities, people living with HIV/AIDS, and people with alcohol or drug addiction have specific housing needs that may be addressed through housing with wrap around services, such as case management, life skills, programming, and health services.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Streets, sidewalks, curbs and gutters, parks, sanitary sewer, flood and drainage, utility lines, and a fire station where all needs determined from the Community Needs Surveys.

How were these needs determined?

Public facility needs were determined based on input from stakeholders engaged through Community Needs Surveys, Conducted February through March 2025.

Describe the jurisdiction's need for Public Improvements:

Survey participants also noted the need for enhanced pedestrian safety, including sidewalks and streetlights; road repairs; improved transportation options for people without cars; improve communication about senior center events; and general neighborhood revitalization.

How were these needs determined?

Public improvement needs were determined based on input from stakeholders engaged through Community Needs Surveys, Conducted February through March 2025.

Describe the jurisdiction's need for Public Services:

Public services are an important component of the Community Development strategy, and the city could spend up to 15% of its CDBG funding on public services over the next five years. Survey participants noted the need for enhanced crime prevention technology, affordable childcare, employment training, youth services, homelessness services, and fair housing services.

How were these needs determined?

Public services needs were determined based on input from stakeholders engaged through Community Needs Surveys, Conducted February through March 2025.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Market Analysis is comprised of the following sections:

- General Characteristics of the Housing Market highlights the significant characteristics of Vallejo's Housing Market, including supply, demand, condition and cost of housing. Additionally, other local, state and federally funded programs that assist with housing development/preservation are listed along with income ranges targeted by each program.
- Lead Based Paint Hazards provides an estimate of the number of housing units in Vallejo that are occupied by LMI families that contain lead-based paint hazards.
- Public and Assisted Housing includes the identification of public/affordable housing developments, a description of the physical condition of these units, and a discussion on the restoration and revitalization needs. This section addresses Vallejo's strategies for improving the management and operation of its housing and for improving the living environment of its tenants.
- Facilities, Housing, and Services for Homeless Persons is an inventory of facilities, housing and services that meet the needs of homeless persons. The inventory of services includes both services targeted to homeless persons and mainstream services, such as health, mental health and employment services to the extent these complement services targeted to homeless people.
- Special Needs Facilities and Services describes the housing stock available to serve persons with disabilities and other low-income persons with special needs, including persons with HIV/AIDS and their families. To the extent that information is available, this section also describes facilities and services that assist persons who are not homeless, but who require supportive housing and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
- Barriers to Affordable Housing discusses regulatory barriers to affordable housing, such as public policies that affect the cost of housing, and incentives to develop, maintain, or improve affordable housing in Vallejo.
- Needs and Market Analysis Discussion summarizes needs and opportunities in areas of minority concentration and low-income areas.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The City of Vallejo has a total of 44,285 residential property units. A total of 29,950 (67.6%) of these properties are 1-unit detached structures. Multi-unit structures account for a total of 11,580 (26.1%) properties.

All residential properties by number of units

| Property Type | Number | % |
|---------------------------------|---------------|-------------|
| 1-unit detached structure | 29,950 | 68% |
| 1-unit, attached structure | 1,585 | 4% |
| 2-4 units | 4,360 | 10% |
| 5-19 units | 4,220 | 10% |
| 20 or more units | 3,000 | 7% |
| Mobile Home, boat, RV, van, etc | 1,170 | 3% |
| Total | 44,285 | 100% |

Table 28 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

| | Owners | | Renters | |
|--------------------|---------------|-------------|---------------|-------------|
| | Number | % | Number | % |
| No bedroom | 170 | 1% | 1,110 | 6% |
| 1 bedroom | 490 | 2% | 3,960 | 22% |
| 2 bedrooms | 4,300 | 18% | 5,755 | 32% |
| 3 or more bedrooms | 18,935 | 79% | 7,150 | 40% |
| Total | 23,895 | 100% | 17,975 | 100% |

Table 29 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Does the availability of housing units meet the needs of the population?

Describe the need for specific types of housing:

Discussion

The City's housing stock consists of a majority 1-unit detached structures. The available types of units do not match the need, resulting in overcrowding and cost burdens for many community members.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Cost of Housing

| | Base Year: 2009 | Most Recent Year: 2020 | % Change |
|----------------------|-----------------|------------------------|----------|
| Median Home Value | 231,700 | 404,600 | 75% |
| Median Contract Rent | 1,099 | 1,448 | 32% |

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

| Rent Paid | Number | % |
|-----------------|---------------|---------------|
| Less than \$500 | 1,370 | 7.6% |
| \$500-999 | 3,055 | 17.0% |
| \$1,000-1,499 | 5,395 | 30.0% |
| \$1,500-1,999 | 5,140 | 28.6% |
| \$2,000 or more | 3,015 | 16.8% |
| Total | 17,975 | 100.0% |

Table 31 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

| Number of Units affordable to Households earning | Renter | Owner |
|--|---------------|--------------|
| 30% HAMFI | 990 | No Data |
| 50% HAMFI | 2,910 | 770 |
| 80% HAMFI | 8,900 | 2,440 |
| 100% HAMFI | No Data | 5,079 |
| Total | 12,800 | 8,289 |

Table 32 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

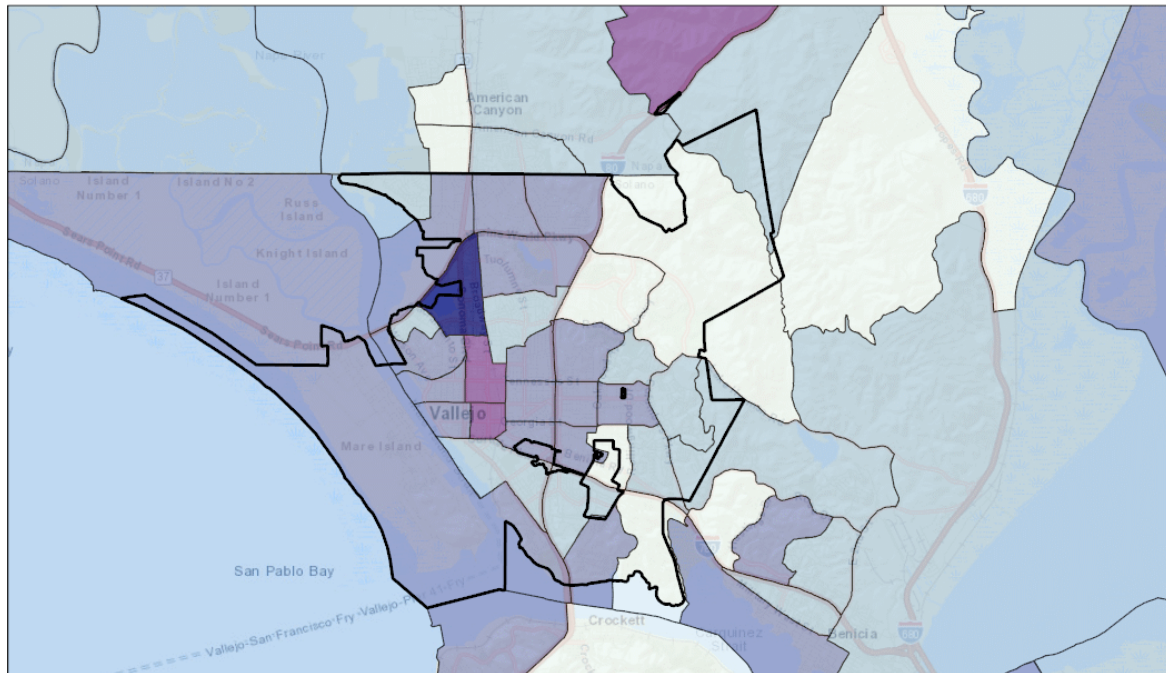
| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent | 1,428 | 1,620 | 1,963 | 2,790 | 3,266 |
| High HOME Rent | 955 | 1,025 | 1,232 | 1,415 | 1,559 |

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Low HOME Rent | 750 | 803 | 965 | 1,114 | 1,243 |

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

CPD Maps - MA-15 Monthly Rent



April 7, 2025

Override 1

HousingCostBurden

0-29.28% Paying>30%

29.28-38.78% Paying>30%

38.78-47.69% Paying>30%

47.69-58.44% Paying>30%

>58.44% Paying>30%

1:130,601
0 0.75 1.5 3 mi
0 1.25 2.5 5 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

CPD Maps - MA-15 Monthly Rent

Is there sufficient housing for households at all income levels?

This housing affordability data, when supplemented with cost burden data displayed in Sections NA-25 and NA-30, reveals a deficit in affordable housing stock across income levels.

How is affordability of housing likely to change considering changes to home values and/or rents?

Affordability is likely to decrease as home values in the area rise and demand increases.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The current Fair Market Rents (FMR) for the Vallejo-Fairfield area are as follows:

- Studio: \$1652
- 1-Bedroom: \$1852
- 2-Bedroom: \$2308
- 3-Bedroom: \$3199
- 4-Bedroom: \$3643

The Area Median Rents for the Vallejo-Fairfield area are as follows:

- Studio: \$1877
- 1-Bedroom: \$2062
- 2-Bedroom: \$2634
- 3-Bedroom: \$3519
- 4-Bedroom: \$3987

As demonstrated above, area median rents in the City exceed the current Fair Market Rents. The City will prioritize developing permanent supportive housing and revitalizing the current stock of housing to support community members.

Discussion

The Area Median Rents already exceed the current Fair Market Rents for the area. This trend is expected to continue and become more prevalent throughout the term of this Consolidated Plan. The City will prioritize funding for a homeownership program and rehabilitation for low-income homeowners. The City will also continue to support community partners that provide public services involving fair housing services for community members.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Similarly, Vallejo defines substandard housing as having at least one of the following conditions:

1. Physical defects such as lack of complete plumbing (i.e., no usable flush toilet or piped water)
2. Lack of complete kitchen facilities such as an installed sink with piped water or a refrigerator or for not have electricity or a safe source of heat.
3. Is overcrowded, with more than one person per room.
4. Meets the definition of Cost Burden (paying more than 30% of household income for housing expenses, or severe cost burden (paying more than 50%)).

Housing with a "substandard condition but suitable for rehabilitation" must be structurally or financially feasible. Vallejo will provide rehab assistance to address health and safety items and install weatherizaion measures even if a substandard condition exists. However, homes that need reconstruction are not suitable for the Rehab Program.

Condition of Units

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|--------------------------------|----------------|-------------|-----------------|-------------|
| | Number | % | Number | % |
| With one selected Condition | 7,005 | 29% | 9,420 | 52% |
| With two selected Conditions | 190 | 1% | 1,255 | 7% |
| With three selected Conditions | 4 | 0% | 0 | 0% |
| With four selected Conditions | 0 | 0% | 0 | 0% |
| No selected Conditions | 16,690 | 70% | 7,295 | 41% |
| Total | 23,889 | 100% | 17,970 | 100% |

Table 34 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

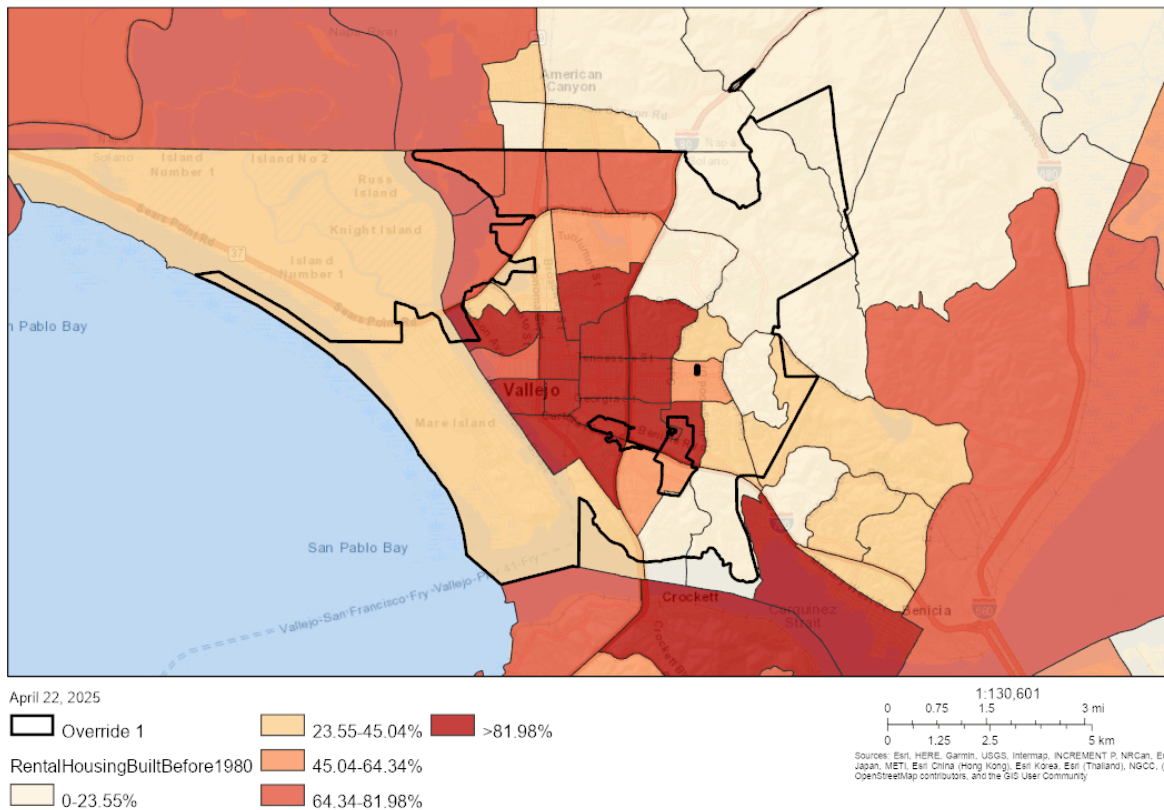
| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|-----------------|----------------|-----|-----------------|-----|
| | Number | % | Number | % |
| 2000 or later | 2,660 | 11% | 1,175 | 7% |
| 1980-1999 | 7,750 | 32% | 5,415 | 30% |
| 1950-1979 | 8,855 | 37% | 7,625 | 42% |

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|-----------------|----------------|------------|-----------------|-------------|
| | Number | % | Number | % |
| Before 1950 | 4,630 | 19% | 3,765 | 21% |
| Total | 23,895 | 99% | 17,980 | 100% |

Table 35 – Year Unit Built

Data Source: 2016-2020 CHAS

CPD Maps - % Rental Housing Built Before 1980 by Area



CPD Maps - % Rental Housing Built Before 1980 by Area

Risk of Lead-Based Paint Hazard

| Risk of Lead-Based Paint Hazard | Owner-Occupied | | Renter-Occupied | |
|---|----------------|-----|-----------------|-----|
| | Number | % | Number | % |
| Total Number of Units Built Before 1980 | 13,485 | 56% | 11,390 | 63% |
| Housing Units build before 1980 with children present | 2,624 | 11% | 1,290 | 7% |

Table 36 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

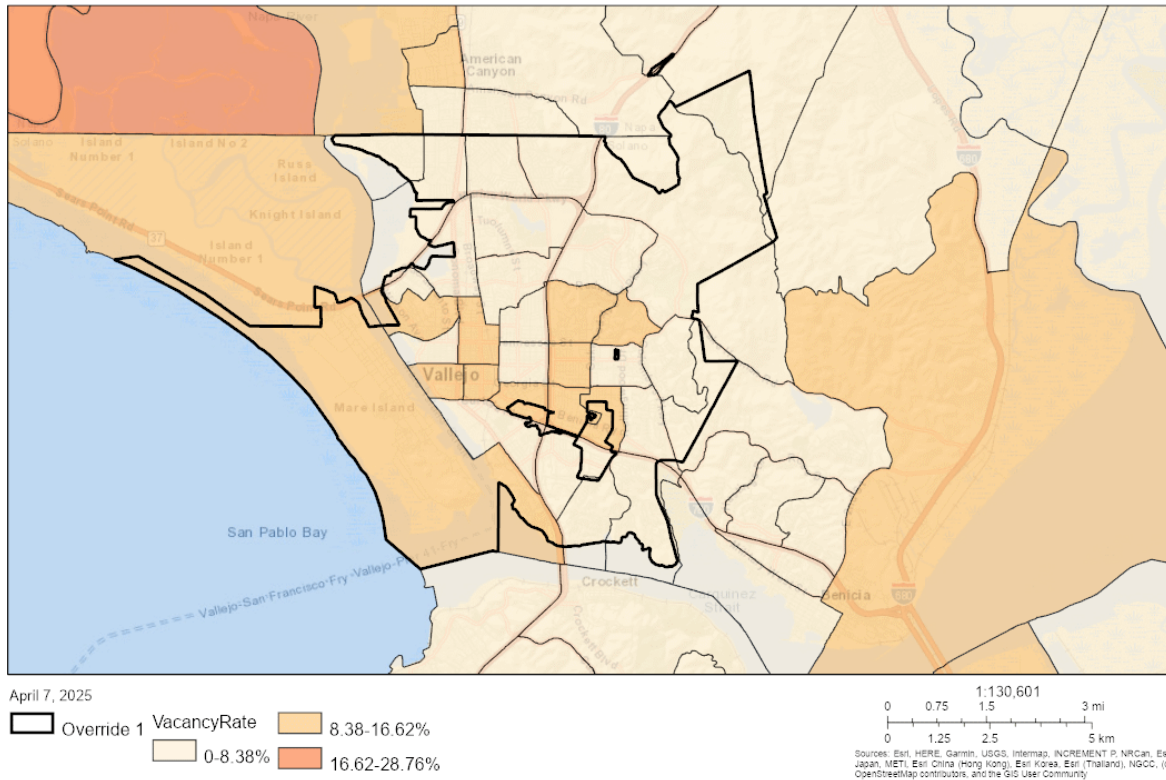
| | Suitable for Rehabilitation | Not Suitable for Rehabilitation | Total |
|--------------|-----------------------------|---------------------------------|-------|
| Vacant Units | 0 | 0 | 0 |

| | Suitable for Rehabilitation | Not Suitable for Rehabilitation | Total |
|--------------------------|-----------------------------|---------------------------------|-------|
| Abandoned Vacant Units | 0 | 0 | 0 |
| REO Properties | 0 | 0 | 0 |
| Abandoned REO Properties | 0 | 0 | 0 |

Table 37 - Vacant Units

Data Source: 2005-2009 CHAS

CPD Maps - MA-20 Vacancy Rate



CPD Maps - MA-20 Vacancy Rate

Need for Owner and Rental Rehabilitation

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PLAN_SECTION_ID=[1313801000]>

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

53% of owner-occupied units and 63% of renter-occupied units were built before 1980, respectively. These units run the risk of containing lead-based paint hazards.

Discussion

Housing units built prior to 1980 may contain lead-based paint in portions of the home (window and door frames, walls, ceilings, etc.) or throughout the entire home. Housing units built before 1980 have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. According to 2023 ACS data, there are 24,875 housing units in Vallejo that were built prior to 1980 and are therefore at-risk of lead-based paint hazards. There are 1,290 units with children. These risks increase as the housing units age and if the rehabilitation needs are not met. Testing for lead-based paint and the repair, if needed, is another added cost for home rehabilitation, there is a large amount of housing units built before 1980 that would benefit in getting tested.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City operates the Housing Choice Voucher (HCV) program through the Vallejo Housing Authority. This also includes special grant programs such as the Family Self-Sufficiency (FSS) Program, Project-Based Vouchers (PBV), and the Veterans Affairs Supportive Housing (VASH) Program. The City does not own any Public Housing units.

Totals Number of Units

| | Certificate | Mod-Rehab | Public Housing | Program Type | | | | | |
|--|-------------|-----------|----------------|--------------|----------------|---------------|-------------------------------------|----------------------------|------------|
| | | | | Vouchers | | | | | |
| | | | | Total | Project -based | Tenant -based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers available | 0 | 0 | | 2,292 | 21 | 2,271 | 13 | 0 | 0 |
| # of accessible units | | | | | | | | | |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition | | | | | | | | | |

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Vallejo has no public housing developments.

Public Housing Condition

| Public Housing Development | Average Inspection Score |
|----------------------------|--------------------------|
| | |

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Vallejo has no public housing developments.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Vallejo has no public housing developments.

Discussion:

N/A

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The current stock of facilities and housing targeted to homeless households is not enough to meet the needs of this population, discussed in section NA-40. The City will be completing at least two new facilities during the term of this Consolidated Plan, however this will not be enough to meet the full needs of the community.

Facilities and Housing Targeted to Homeless Households

| | Emergency Shelter Beds | | Transitional Housing Beds | Permanent Supportive Housing Beds | |
|---|---------------------------------|------------------------------------|---------------------------|-----------------------------------|-------------------|
| | Year Round Beds (Current & New) | Voucher / Seasonal / Overflow Beds | Current & New | Current & New | Under Development |
| Households with Adult(s) and Child(ren) | 64 | 0 | 24 | 21 | 0 |
| Households with Only Adults | 21 | 0 | 51 | 52 | 75 |
| Chronically Homeless Households | 68 | 0 | 64 | 60 | 0 |
| Veterans | 0 | 0 | 0 | 0 | 0 |
| Unaccompanied Youth | 0 | 0 | 0 | 0 | 0 |

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Two non-profit agencies in the City of Vallejo provide and coordinate a variety of supportive services for homeless individuals and families, and at-risk homeless persons. They are: (1) the Global Center for Success on Mare Island, established in 2005, which served over 200 unduplicated persons in 2024; and (2) Catholic Charities of Yolo-Solano which, through its Family Assistance Program, served over 500 temporarily homeless and at-risk homeless persons in 2024.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

There is currently one emergency family shelter in Vallejo, the Christian Help Center, with 85 beds: 21 for single men, and 64 for women and their children. Renaissance Family Center is the only transitional family shelter, (24 beds). Safe quest Solano operates the only domestic violence shelter, for women and their children, (eighteen beds). The House of Acts operates in Vallejo; two of their facilities are an eight bed sober living residency for men, and an eight-bed house for women, both located in South Vallejo. Bi-Bett Corporation provides five emergency beds for adults in recovery from substance abuse (detox), and 30 beds of permanent sober living residency ("stage two housing"), for women and their children, and for single men, at two different facilities. His Lord's Fellowship provides twelve total transitional beds for single men, at two different locations.

The completion of the Homeless Navigation Center will add 125 new transitional housing beds to Vallejo's stock. The completion on Broadway Village will add 47 new Permanent Supportive Housing beds to the community. Both of these projects are anticipated to be completed in Q2 of 2025.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are currently gaps in facilities and services for individuals in the community with special needs. These deficiencies are outlined below.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

There is a gap in supportive services that are likely to be needed by the following subpopulations in Vallejo: (1) extremely low-income elderly, (2) frail elderly who are living below the federal poverty level, (3) severely mentally ill persons who are in need of affordable housing, and who also need supportive services, (4) developmentally disabled persons who could benefit from being in an independent living setting with supportive services, (5) persons with substance abuse addictions, and (6) persons with HIV/AIDS who need rental, mortgage, and utility assistance; the supportive services being provided for persons with HIV/AIDS currently meet approximately one-third of the estimated need

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Community Action Partnership of Solano Joint Powers Authority (CAP Solano JPA) – a combined governmental agency that coordinates efforts across Solano County to reduce poverty and homelessness – commissioned the development of a 5-Year Regional Plan to Respond to Homelessness in Solano County at the direction of the County and Cities that make up CAP Solano JPA. The decision to develop a regional Strategic Plan was a collective one made by the jurisdictions, who came to realize that a regional approach was necessary to effectively respond to homelessness both immediately and in the long-term. The decision to collaborate on a regional plan was an unprecedented and significant step in Solano County. It represents a major victory for CAP Solano JPA and all the jurisdictions, and has the potential to transform how homelessness is addressed in Solano County.

- establish achievable common goals that align with state and federal strategic plans relating to homelessness;
- build and enhance partnerships;
- begin to guide all parties in a common direction;
- determine funding needs and identify potential resources and strategies; and
- develop metrics to track progress.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

According to the updated Housing Element (2023-31),

The building permit review and approval process can affect housing costs. Lengthy processing of development applications can add to construction costs. Expediting review of developments that will offer lower- and moderate-income housing could be an incentive. Normally, building permit approval of single-family or duplex housing units in an area zoned for Residential Low Density housing development requires the approval from the Planning Division, the Building Division, Fire Prevention, Water Department, Public Works, and from the Vallejo Flood and Wastewater District, none of which require public hearings, and would typically take 10 to 12 weeks, assuming no special site or environmental conditions requiring additional mitigation or study. Normally, construction of a multifamily housing complex in an appropriately zoned area would follow the same regulatory approval process and timeline.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

In recent years, the City has faced challenges in expanding job opportunities for its residents, as a substantial portion of the workforce has historically commuted outside of Vallejo for employment. To address this issue, there is a need for employment training with a strategic focus on both hard and soft skills.

Economic Development Market Analysis

Business Activity

| Business by Sector | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction | 649 | 8 | 1 | 0 | -1 |
| Arts, Entertainment, Accommodations | 6,786 | 4,692 | 15 | 18 | 3 |
| Construction | 3,340 | 1,524 | 7 | 6 | -1 |
| Education and Health Care Services | 11,267 | 11,817 | 25 | 45 | 20 |
| Finance, Insurance, and Real Estate | 2,500 | 763 | 6 | 3 | -3 |
| Information | 997 | 105 | 2 | 0 | -2 |
| Manufacturing | 3,928 | 725 | 9 | 3 | -6 |
| Other Services | 1,889 | 875 | 4 | 3 | -1 |
| Professional, Scientific, Management Services | 4,057 | 736 | 9 | 3 | -6 |
| Public Administration | 0 | 0 | 0 | 0 | 0 |
| Retail Trade | 5,679 | 3,693 | 13 | 14 | 1 |
| Transportation and Warehousing | 2,047 | 885 | 5 | 3 | -2 |
| Wholesale Trade | 1,684 | 509 | 4 | 2 | -2 |
| Total | 44,823 | 26,332 | -- | -- | -- |

Table 41 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

| | |
|--|--------|
| Total Population in the Civilian Labor Force | 63,449 |
| Civilian Employed Population 16 years and over | 58,735 |
| Unemployment Rate | 7.42 |
| Unemployment Rate for Ages 16-24 | 28.57 |
| Unemployment Rate for Ages 25-65 | 4.37 |

Table 42 - Labor Force

Data Source: 2016-2020 ACS

| Occupations by Sector | Number of People |
|--|------------------|
| Management, business and financial | 11,715 |
| Farming, fisheries and forestry occupations | 2,485 |
| Service | 7,715 |
| Sales and office | 12,980 |
| Construction, extraction, maintenance and repair | 5,690 |
| Production, transportation and material moving | 3,755 |

Table 43 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

| Travel Time | Number | Percentage |
|--------------------|---------------|-------------|
| < 30 Minutes | 23,520 | 44% |
| 30-59 Minutes | 18,018 | 33% |
| 60 or More Minutes | 12,351 | 23% |
| Total | 53,889 | 100% |

Table 44 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment | In Labor Force | | Not in Labor Force |
|--------------------------------|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| Less than high school graduate | 4,565 | 395 | 2,720 |

| Educational Attainment | In Labor Force | | Not in Labor Force |
|---|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| High school graduate (includes equivalency) | 11,865 | 925 | 3,770 |
| Some college or Associate's degree | 17,915 | 1,060 | 5,415 |
| Bachelor's degree or higher | 14,085 | 485 | 2,350 |

Table 45 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

| | Age | | | | |
|---|-----------|-----------|-----------|-----------|---------|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade | 70 | 415 | 1,035 | 2,075 | 1,760 |
| 9th to 12th grade, no diploma | 1,395 | 965 | 1,395 | 1,795 | 930 |
| High school graduate, GED, or alternative | 4,050 | 4,619 | 4,195 | 7,770 | 4,505 |
| Some college, no degree | 4,220 | 4,835 | 3,670 | 8,860 | 4,290 |
| Associate's degree | 595 | 1,909 | 1,580 | 3,570 | 1,894 |
| Bachelor's degree | 840 | 3,550 | 2,950 | 5,645 | 3,925 |
| Graduate or professional degree | 80 | 930 | 1,135 | 2,715 | 1,720 |

Table 46 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate | 29,389 |
| High school graduate (includes equivalency) | 93,032 |
| Some college or Associate's degree | 88,045 |
| Bachelor's degree | 160,214 |
| Graduate or professional degree | 220,426 |

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Education, health, and social services; arts, entertainment, and accommodations; retail trade; manufacturing; and professional, scientific, and management services.

Describe the workforce and infrastructure needs of the business community:

The business community needs are specific education and training, or hard skills and soft skills. The top soft skills the business community is seeking are:

- Customer Service
- Problem Solving
- Interpersonal Skills
- Customer Service Skills
- Time Management and Flexibility

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Current economy allows for more employment opportunities for individuals with less skills. This results in individuals not investing in skill upgrades. During less successful economic time periods the skill upgrades are necessary for the individuals to be considered or maintained in employment.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The City has been challenged in recent years in its efforts to provide more job opportunities to its residents, as a high percentage of the workforce has historically commuted outside of Vallejo to work. City Economic Development staff and its partners will continue to work on the re-use and development of Mare Island.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The VHA shares information with appropriate agencies and service providers, and targets supportive services where possible, on behalf of Housing Authority clients who are participating in the FSS Program. This will assist the Consolidated Plan's efforts to support programs and activities that enhance family functioning, skill development, and educational opportunities for children, young adults, and parents.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

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Discussion

There is a critical need for employment training within the City, with a strategic focus on both hard and soft skills. Enhancing the skill set of the local workforce will contribute to greater social mobility while also reducing the disparity between the available job market and the labor force. Investing in comprehensive training programs will strengthen the economic landscape, ensuring that individuals are better equipped to meet the demands of employers and drive long-term workforce development.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD defines four types of housing problems: (1) cost burden of more than 30%, (2) more than 1 person per room, (3) lack of complete kitchen facilities, and (4) lack of complete plumbing facilities. The HUD provided map shows the share of households within each census tract that have at least one of these housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The City defines "area of racial and ethnic minority concentration" as any Census Tract or Block Group in Vallejo with a non-White population that is over 70 percent. There are certain 2010 Census Tracts and Block Groups in Vallejo where racial or ethnic minorities are concentrated, and which are located in CDBG neighborhood target areas. They are:

- (1) the Florida-Hilton neighborhood in East Vallejo (Census Tract 2503, Block Group 2, which is 52.85 percent at 0 to 80 percent AMI); and
- (2) Census Tract 2507.01, Block Group 2, in South Vallejo, which is 63.51 percent at 0 to 80 percent AMI. Census Tract 2519.02, Block Group 2, known as College Park in North Vallejo, and which is 69.72 percent at 0 to 80 percent is not in a CDBG neighborhood target area.

One reason that a large concentration of non-Whites reside in Florida-Hilton and College Park is historic redlining by lending institutions, which predated the implementation of the Community Reinvestment Act (CRA), and other fair housing and equal opportunity laws and regulations

What are the characteristics of the market in these areas/neighborhoods?

There is a strong connection between higher poverty areas, access to quality schools, and access to the labor market. There are few if any major employers, e. g., no large food shopping stores, located in Vallejo's CDBG neighborhood target areas, where disinvestment has occurred.

Are there any community assets in these areas/neighborhoods?

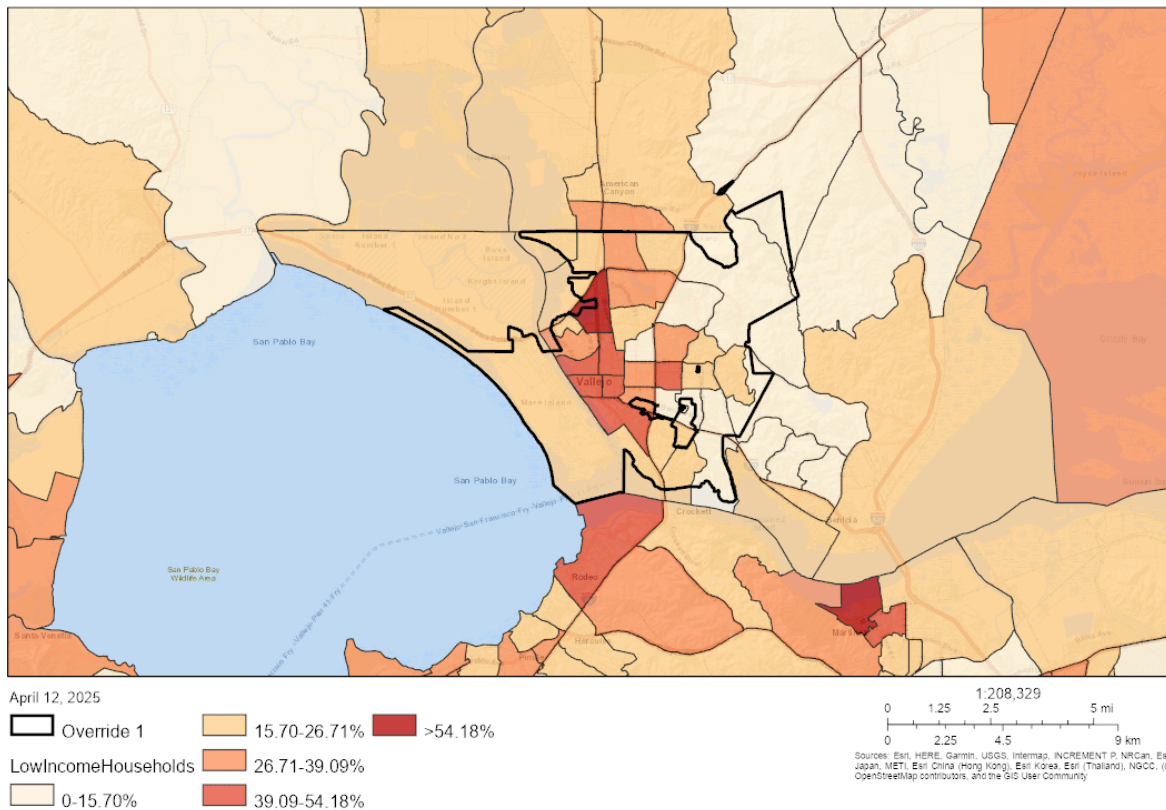
Are there other strategic opportunities in any of these areas?

The Nimitz Group is now the controlling entity for development on Mare Island. They have retained the Southern Land Company to help transform the entire island from its former life as a naval shipyard into a vibrant mixed-use community that will include its historic core, a waterfront promenade with retail &

entertainment, and homes. Today, more than 100 businesses occupy millions of square feet on the island and employ more than 3,000 workers. There is an existing inventory of dozens of buildings representing millions of square feet of space. Mare Island has office and industrial spaces to meet almost any commercial need. Targeted industries for this commercial district include high-tech and biotech, as well as heavy industrial, light manufacturing, medical, professional and administrative companies. Additionally, with ample berth and dry dock areas, Mare Island is equipped to accommodate a wide variety of maritime uses.

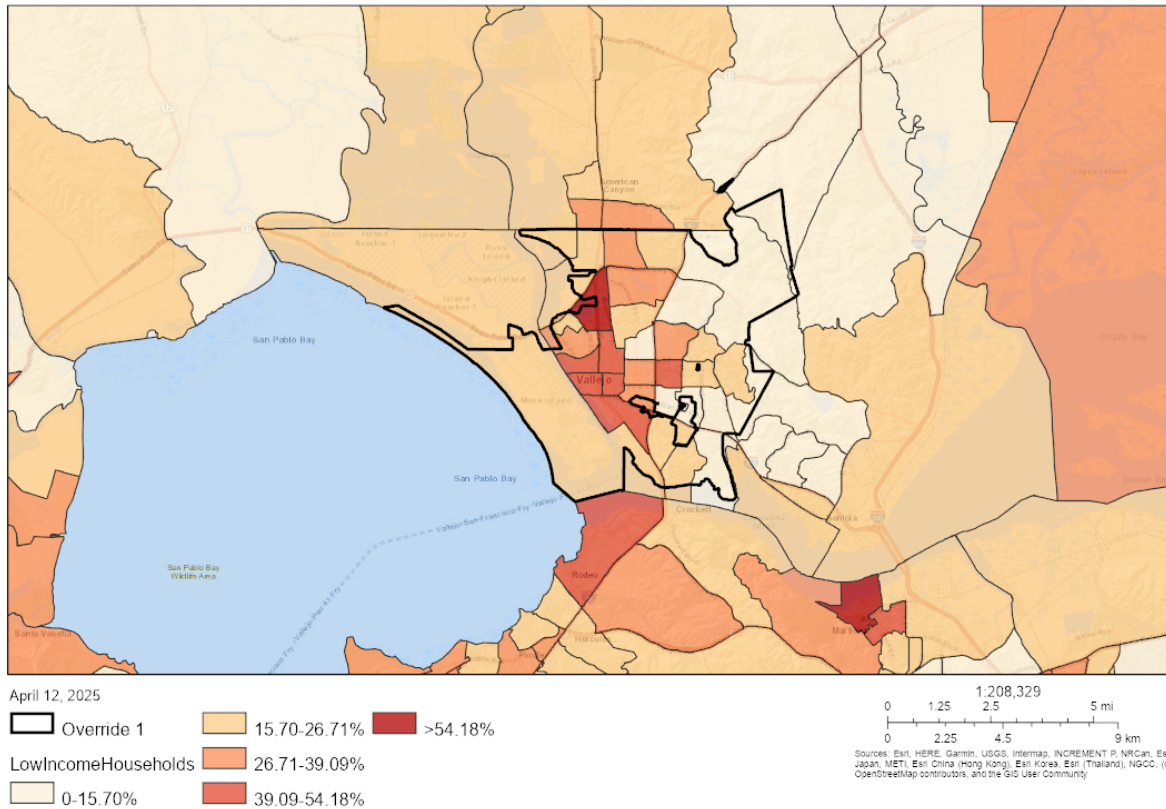
The City will use its CDBG Program, HOME Program, to support neighborhood revitalization projects in neighborhood target areas, when opportunities are present.

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



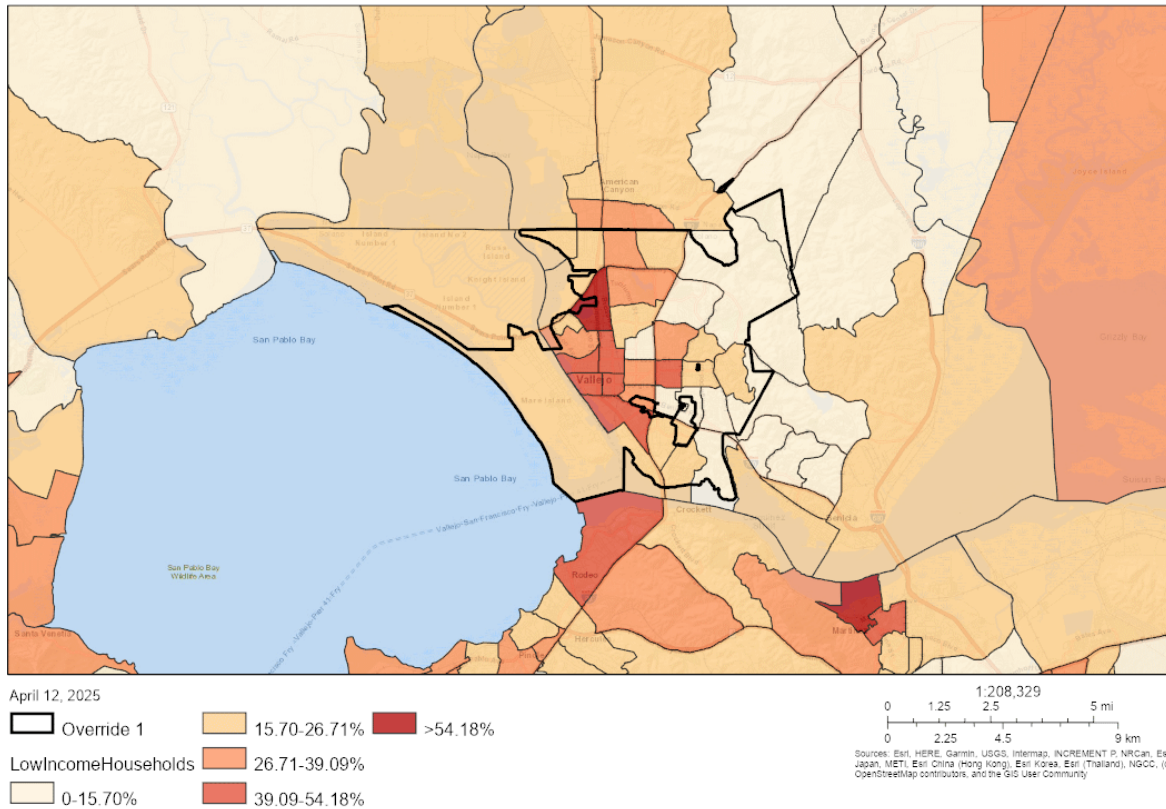
CPD Maps - Percentage of Extremely Low-Income with Severe Housing Problems

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



CPD Maps - Poverty Rates

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



CPD Maps - Consolidated Plan and Continuum of Care Planning Tool

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

While nearly all of Vallejo has access to some form of residential broadband service, analysis found that investment in networks—specifically, fiber networks—has not occurred consistently throughout Vallejo. The near ubiquity of cable and DSL means that most residents have connectivity, but only select areas of the City have fiber as a competitive wireline broadband option. This lack of competitive alternatives for high-speed broadband is increasingly impactful as symmetrical 100/100 Mbps wireline service, offered most reliably over a fiber network, emerges as a de facto standard to fully participate in today's digital world increasingly impactful as symmetrical 100/100 Mbps wireline service, offered most reliably over a fiber network, emerges as a de facto standard to fully participate in today's digital world.

This update to the City of Vallejo's Broadband Master Plan (originally prepared in 2016 by the City's independent broadband consultants, CTC Technology & Energy) addresses broadband in the City of Vallejo through the lens of digital equity. To prepare this update, CTC analyzed the current state of reliable high-speed internet connections in the City in terms of access to infrastructure, affordability, access to devices, digital literacy, and training. Those data and insights informed the development of actionable recommendations, including identification of potential federal and State funding sources that might enable Vallejo to address its community's needs.

Closing the digital divide: recommending opportunities to develop community resources to help all Vallejo residents connect to the internet via comparable, high-speed connections.

Increasing competition: helping the City to utilize existing resources and encourage new partnerships to bring more internet service providers' (ISP) networks and services to the City.

Maximizing the use of City assets: recognizing the work the City has already accomplished over the past five years and building on that work to ensure that City assets (e.g., data connections to municipal facilities, municipal fiber routes, and existing conduit) are part of a comprehensive connectivity strategy.

Severe housing problems are considerably more prevalent in the lowest income categories. 0%-30% AMI Jurisdiction as a whole 4,830 households have severe housing problems at (12%). 2045 Black/African American households at (5%). 535 Asian households at (1%). 900 Hispanic Households at (2%)

30%-50% AMI Jurisdiction 1,895 households have severe housing problems at (5%). 440 Black/African American households at (1%). 455 Asian households at (1%). 460 Hispanic Households at (1%)

However, the western parts of the City see both lower rates of computer ownership (as seen in Figure 2) and higher overall participation in the Emergency Broadband Benefit Program (as seen in Figure 9). Not surprisingly, there is a loose correlation between these areas and the areas with higher rates of poverty, as seen in Figure 1. It is important for the City to recognize that even in areas with three or four choices for broadband service—cable, fixed wireless, DSL, and in some instances fiber—these neighborhoods and communities are not adequately connected due to affordability and device access concerns. It is also likely that these same communities are lacking in digital literacy skills and the comfort with the technology to support online learning and telemedicine for example. These data inform the recommendations to focus the City’s digital equity efforts.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

To understand the current service offerings available to Vallejo residents, a market assessment was conducted between December 2021 and January 2022. This process of researching the service offerings of ISPs operating in Vallejo included online and phone conversations with representatives of ISPs to collect market data on residential broadband pricing, availability, and level of competition in the area. Leaving aside satellite providers, which do not provide consistent or adequate residential broadband speeds or service quality, there are four main residential broadband ISPs in the City:

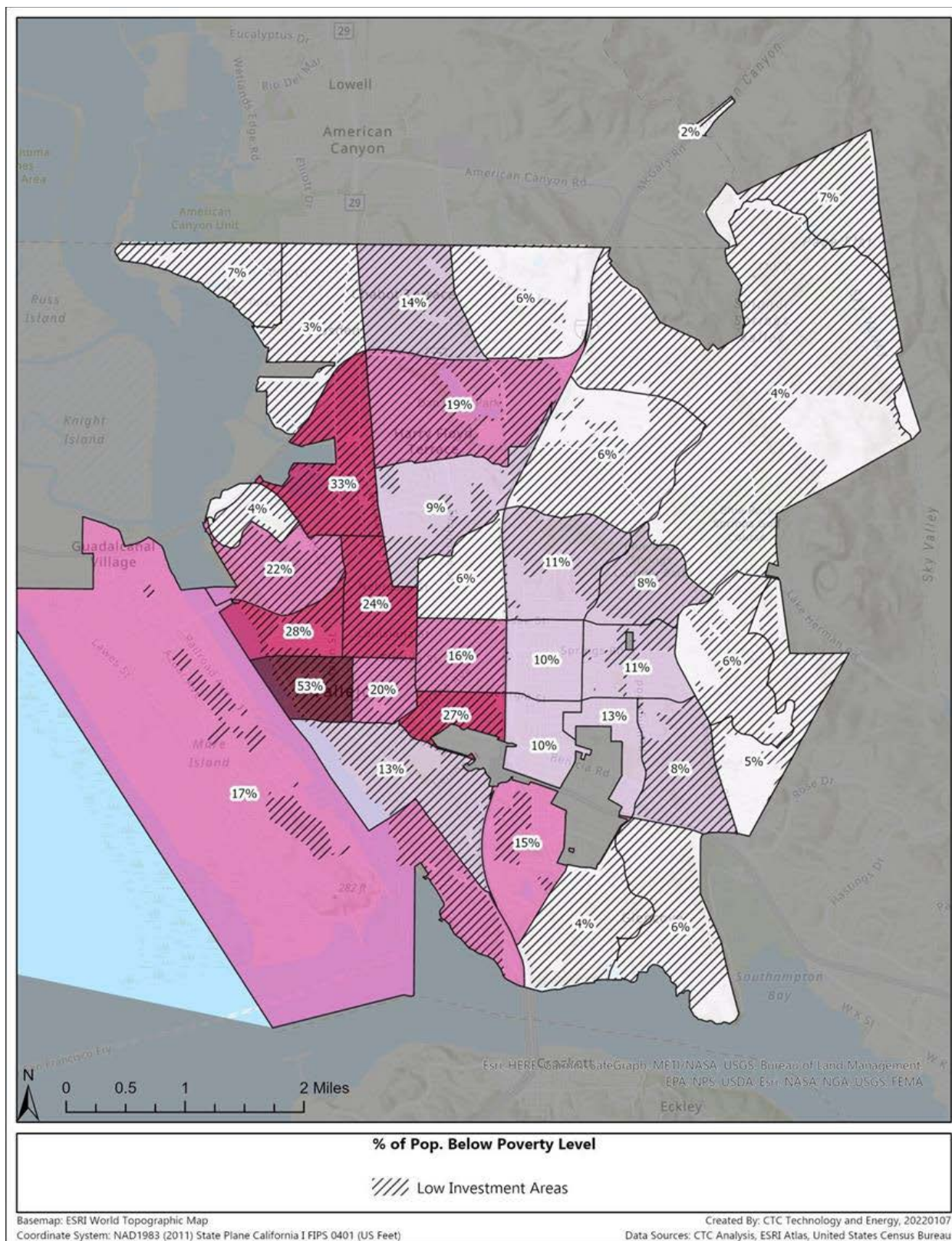
AT&T offers DSL services through almost all of Vallejo, as well as fiber services in select areas.

Comcast is the dominant cable provider and serves nearly the entire City.

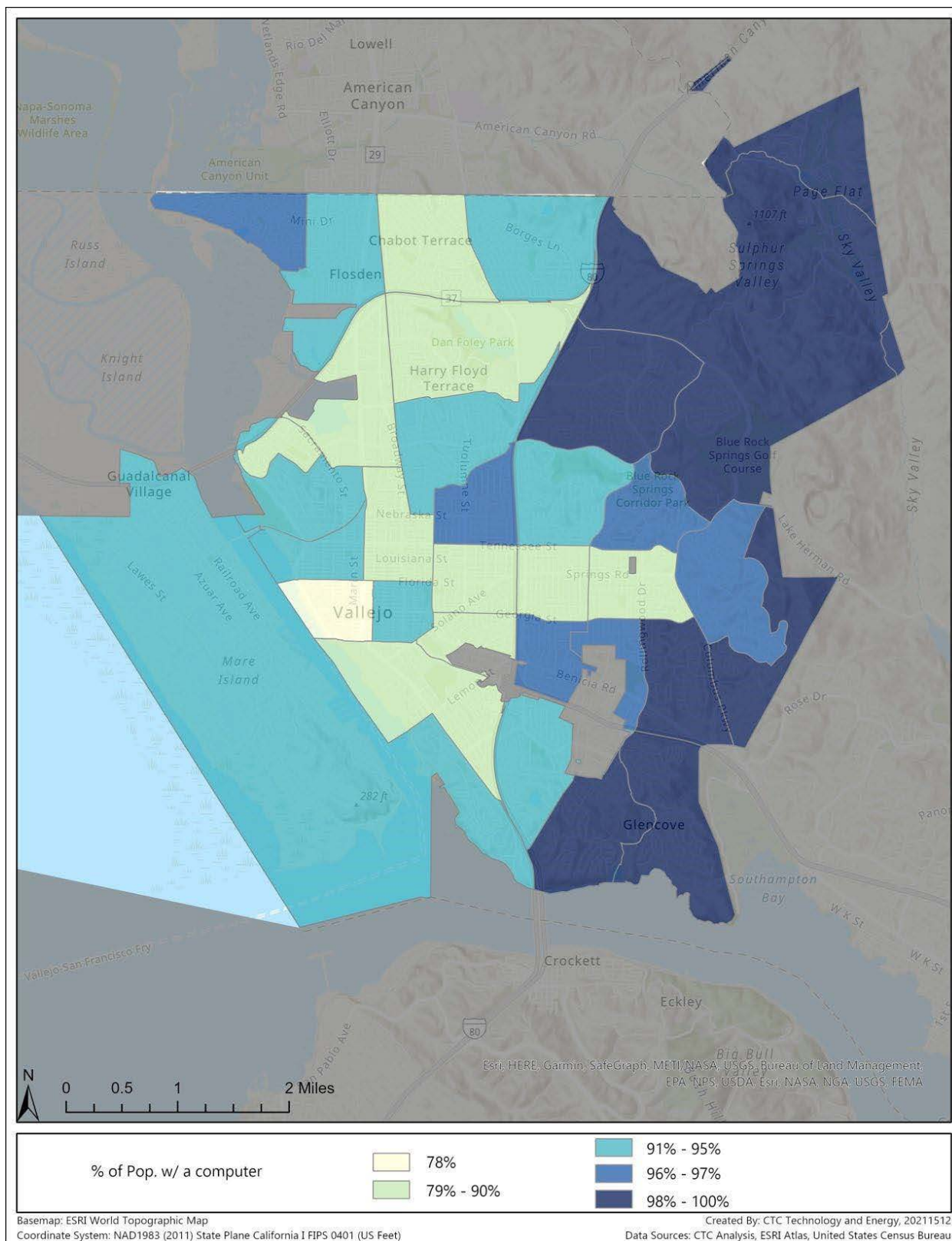
Sonic provides DSL services in scattered areas of downtown Vallejo.

T-Mobile offers its wireless Home 5G service throughout some of the City.

CTC randomly selected residential addresses in respective providers’ service areas to determine available service offerings and advertised pricing and terms.



Low-investment areas and poverty levels in Vallejo figure 1



Percentage of Population with a Computer (by Area)

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Vallejo, situated in Solano County, faces a relatively high risk of natural disasters such as droughts, floods, and earthquakes. The areas' proximity to the San Pablo Bay and San Francisco Bay increases the likelihood of flooding, especially during heavy precipitation events. Additionally, Vallejo is located near several fault lines, including the San Andreas fault, which poses a significant earthquake hazard. The region's geological features, such as mountain peaks and water bodies, also contribute to the overall hazard risk.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Generally, more vulnerable and LMI populations are at greater risk of being impacted by natural disasters, especially flooding, due to geographic location, housing structure, or both. Historic zoning policies and demographic migration trends have resulted in low income and minority populations often residing in more undesirable and low-lying areas that are more prone to flooding or are closer to floodplains. These areas also tend to be where trailer parks and mobile homes are located, putting them at greater risk. Mobile homes and manufactured housing units are typically more affordable for LMI populations, but the lack of a foundation and/or other structural elements puts those living inside these units at greater risk of straight-line wind activity and tornados, as well.

Climate factors in Vallejo include moderate temperatures and high humidity, creating conditions conducive to wildfires during dry periods. The areas' vulnerability to extreme weather events is further exacerbated by its location in a hydrologic region known for its susceptibility to flooding. Historical events like the 1906 and 1989 earthquakes, serve as a reminder of the potential for catastrophic natural disasters in the region. Vallejo's landscape characterized by hills and valleys, adds to the complexity of the hazard risk assessment.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This strategic plan will guide the allocation of HUD funding during the 2025-2029 planning period to address Vallejo's most critical needs. Goals for the 2025-2029 period focus on high priority needs identified through data analysis; community input; consultation with City staff, elected officials, and partner agencies; and a review of relevant recently completed plans and studies. The priority and goal sections of this strategic plan describe anticipated activities within the City. The City relies heavily on partnerships to achieve its Consolidated Plan goals. The Housing and Community Development Department anticipates continuing to work with other City departments, the Vallejo Housing Authority, local nonprofit and housing agencies, and others to address priority needs.

Grantees are required to submit new Consolidated Plans at least 45 days before the start of its program year. Vallejo's program year runs from July 1 to June 30. Because of the required 30-day comment period, the City conducted the second of two required public hearings on the plan March 13, 2025. HUD instructs grantees not to submit plans until HUD has released its annual funding allocations. At the time of the second public hearing, Congress had not yet approved HUD's budget for FY2025 which began October 1, 2024. The City is presenting this Consolidated Plan using provisional funding levels. The sections requiring specific funding levels have been built on the assumption of level funding for the five years, with a funding level of FY2024 program year: CDBG - \$1,007,083 and HOME - \$463,688 per year. Given that these amounts are estimates all proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels described here in to match actual allocation amounts.

Should the City determine at any point during the life of this plan that a substantial amendment is required, it will follow the procedures described in the City's Citizen Participation Plan.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 48 - Geographic Priority Areas

| | | |
|---|--|-------------------|
| 1 | Area Name: | Citywide |
| | Area Type: | Local Target area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | Comprehensive |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | |
| | Include specific housing and commercial characteristics of this target area. | |
| | How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | |
| | Identify the needs in this target area. | |
| | What are the opportunities for improvement in this target area? | |
| | Are there barriers to improvement in this target area? | |

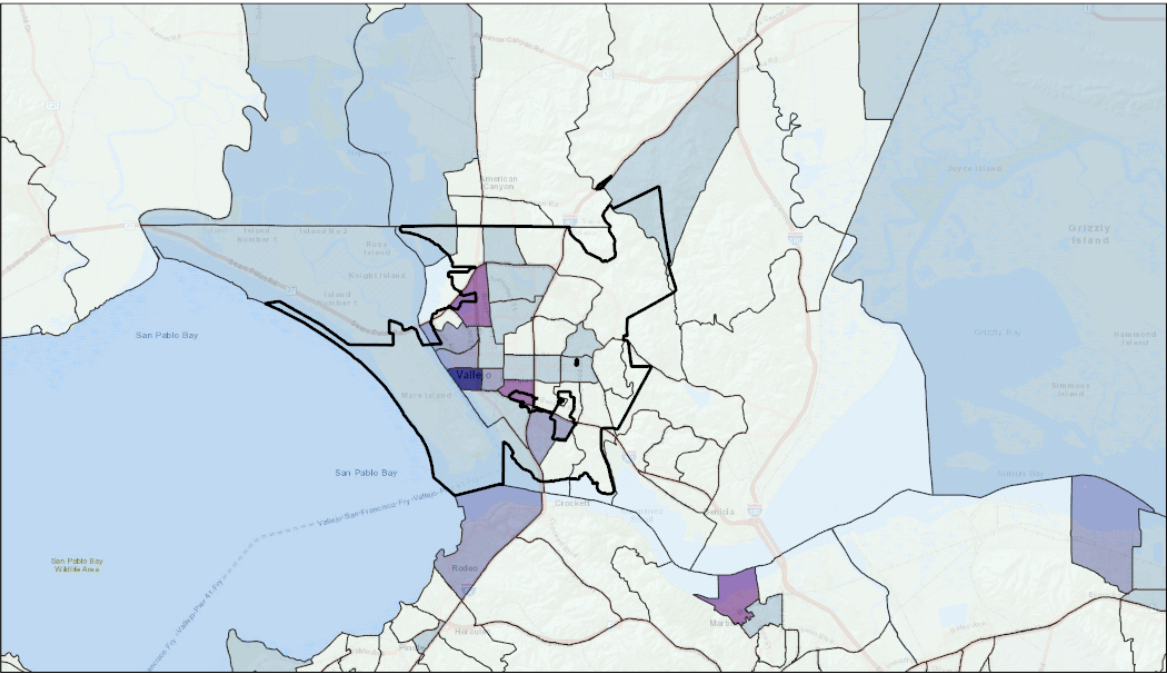
General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

In Vallejo's 2020-2024 Consolidated Plan, the City designated five local target areas. Based on feedback from consultations, public hearings, and surveys, the City has decided not to restrict its activities to specific areas. As the map below indicates funding needs exist throughout the city. Five census tracts are considered high poverty and three more are possibly high poverty area. With downpayment assistance a high priority and given the tightness of the local single-family home market, prospective homeowners will need the flexibility to pursue available properties anywhere in the city.

All affordable housing and community development projects and services will be made available Citywide. Many of the participants in the City's various community development and affordable housing programs will also reside in CDBG neighborhood target areas. Eligibility for these services on a direct or indirect basis will be based on a person's annual household income.

CPD Maps - Poverty Rates by Location



April 12, 2025



Scale: 0 1.25 2.5 5 mi
0 2.25 4.5 9 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

CPD Maps - Poverty Rates by Location

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 49 – Priority Needs Summary

| | | |
|----------|----------------------------------|--|
| 1 | Priority Need Name | Affordable Housing |
| | Priority Level | High |
| | Population | Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development |
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Program Administration & Support TBRA Homeownership Assistance Owner Occupied Rehabilitation Permanent Supportive Housing Homeless Navigation Center Housing Services |

| | | |
|----------|------------------------------------|--|
| | Description | There is a need to bring more affordable housing options to Vallejo. Priority group are, in this order: (1) extremely low- and very low-income renters, (2) homeless persons, (3) very low- and low-income first time homebuyers, and (4) non-homeless persons with special needs. |
| | Basis for Relative Priority | Vallejo Housing Authority, non-profit agency waiting lists; community input from Community Needs Surveys; Census/HUD housing needs data. |
| 2 | Priority Need Name | Community Development |
| | Priority Level | High |
| | Population | Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development |
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Program Administration & Support Social Services Homeless Navigation Center Interim Assistance Demolish Blighted Structures Economic Development |

| | | |
|--|------------------------------------|--|
| | Description | Comprehensive public facility projects throughout the City, including social services, youth services and Crime Prevention technology. |
| | Basis for Relative Priority | Community input through Community Needs Sruveys, non-profit agency client waiting lists, City Public Works Department and County of Solano data. |

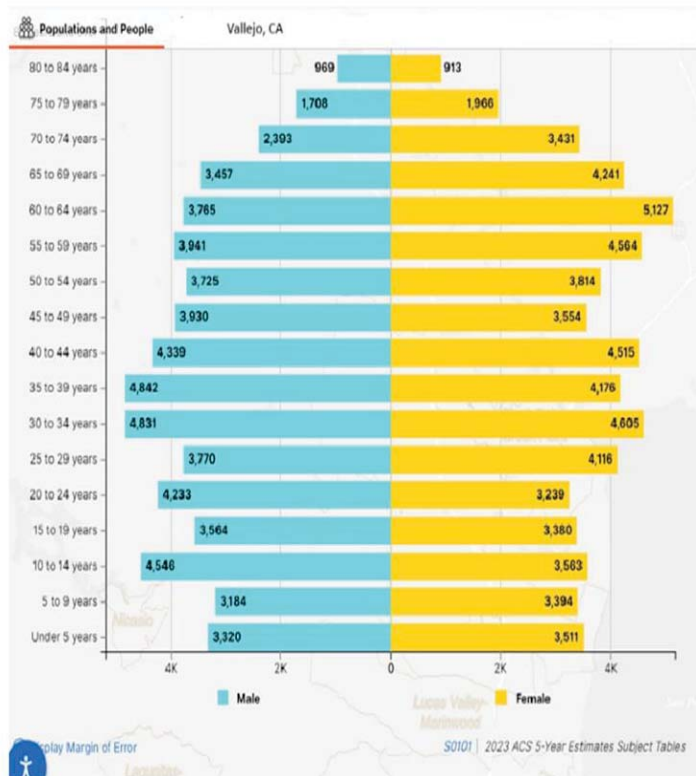
Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

| Affordable Housing Type | Market Characteristics that will influence the use of funds available for housing type |
|---------------------------------------|--|
| Tenant Based Rental Assistance (TBRA) | High demand exists for Housing Choice Vouchers: The number of households in need of housing assistance is significantly greater than the resources available to the VHA |
| TBRA for Non-Homeless Special Needs | High demand exists for Housing Choice Vouchers: The number of households in need of housing assistance is significantly greater than the resources available to the VHA |
| New Unit Production | More permanent supportive housing rental units are needed for homeless individuals and families. New for-ownership affordable housing units would be beneficial for first time homebuyers seeking workforce housing. |
| Rehabilitation | Vallejo has a mature housing stock. Over 1,200 housing units are suitable for rehabilitation. |
| Acquisition, including preservation | Vallejo has a mature housing stock. Over 1,200 housing units are suitable for rehabilitation. |

Table 50 – Influence of Market Conditions



Population by Age in Vallejo

Race and Ethnicity

American Indian and Alaska Native 1,426

American Indian and Alaska Native alone in Vallejo city, California

Asian 29,723

Asian alone in Vallejo city, California

Black or African American 25,133

Black or African American alone in Vallejo city, California

Hispanic or Latino 35,835

Hispanic or Latino (of any race) in Vallejo city, California

Native Hawaiian and Other Pacific Islander 1,343

Native Hawaiian and Other Pacific Islander alone in Vallejo city, California

Not Hispanic or Latino 26,440

White alone, not Hispanic or Latino in Vallejo city, California

Some Other Race 22,107

Some Other Race alone in Vallejo city, California

Two or More Races 15,907

Two or More Races in Vallejo city, California

White 30,451

White alone in Vallejo city, California

Data source 2020 Decennial Census

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

During the five-year plan period, the City expects to receive approximately \$6,235,425 in new funding. The City expects to have approximately \$6,834,000 available from program income and prior year funds. Total estimated available funds for the five-year plan period is \$13,070,000. CDBG funds are used by the City for homeowner-occupied rehabilitation, social services, and program administration. HOME funds are used by the City for CHDO, homebuyer assistance/closing cost, TBRA, and program administration. The table below provides a breakdown of these anticipated resources which are based on FY 2024-2025 allocations. Given that congress has not yet approved HUD's budget for FY2025. These amounts are estimates, all proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels described here to match actual allocation amounts.

On June 14, 2016 HUD issued the Notice of Neighborhood Stabilization Program: NSP projects are on going and are added in the table below as prior year funds.

Additionally, HOME ARP projects are on going and are added in the table below as prior year funds.

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 | 1,007,083 | 15,000 | 1,500,000 | 2,522,083 | 4,088,332 | 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 | 0 | 10,000 | 2,104,926 | 2,114,926 | 1,240,000 | CHDO, mortgage assistance, TBRA 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: \$ | | |
| 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 | 920,987 | 0 | 0 | 920,987 | 920,987 | |

| 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: \$ | | |
| Other | public - federal | Public Improvements Public Services | 2,182,472 | 0 | 0 | 2,182,472 | 1,745,978 | Operation of and Supportive Services for Homeless Navigation Center |

Table 51 - Anticipated Resources

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, including \$6.1 million in private funding from three health care providers to support operation of Homeless Navigation Center.

If appropriate, describe publically 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.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|---|-------------------------|--|------------------------|
| CITY OF VALLEJO | Government | Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services | Jurisdiction |
| Vallejo Housing Authority | PHA | Public Housing Rental | Jurisdiction |
| Housing First Solano, Continuum of Care | Continuum of care | Homelessness | Other |

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The major strength of the delivery system will be that the work of the City, the VHA, and non-profit and for-profit entities will be closely coordinated. Gaps in the delivery system are anticipated to be minimal and will be related to a lack of resources to implement the necessary activities or to expand programs, rather than inadequate institutional capacity.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|----------------------------|----------------------|-----------------------------|
| Homelessness Prevention Services | | | |
| Counseling/Advocacy | X | X | |
| Legal Assistance | X | X | |
| Mortgage Assistance | | | |
| Rental Assistance | X | X | X |
| Utilities Assistance | X | | X |

| Street Outreach Services | | | |
|------------------------------------|---|---|---|
| Law Enforcement | X | | |
| Mobile Clinics | | | |
| Other Street Outreach Services | X | X | |
| Supportive Services | | | |
| Alcohol & Drug Abuse | X | X | |
| Child Care | | | |
| Education | | | |
| Employment and Employment Training | X | X | |
| Healthcare | X | X | |
| HIV/AIDS | | | |
| Life Skills | | | |
| Mental Health Counseling | X | X | |
| Transportation | | X | X |
| Other | | | |
| Navigation Center | | X | |

Table 53 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Homeless navigation services, and permanent supportive housing units are needed.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will be a participating member of the Continuum of Care (CoC) in the County of Solano, and the Assistant to the City Manager sits on the CoC Board (Housing First Solano); this collaboration provides guidance as to the City's choice of priority needs and funding allocations. The City will also continue its membership and hold a seat on the governing board of a joint powers authority, Community Action Partnership (CAP) Solano, which develops housing project proposals and safety net services for the homeless, including permanent housing, transitional housing, and supportive services.

The City will continue to partner with local non-profit agencies, allowing eligible agencies to become subrecipients and provide Social Services as needed by communtiy members.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|----------------------------------|------------|----------|--|-----------------|---|--|--|
| 1 | Program Administration & Support | 2025 | 2029 | Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Planning/ Administration | Citywide | Affordable Housing Community Development | CDBG: \$1,022,083 HOME: \$122,000 | Other: 1 Other |
| 2 | TBRA | 2025 | 2029 | Affordable Housing | Citywide | Affordable Housing | HOME: \$2,250,000 | Tenant-based rental assistance / Rapid Rehousing: 18 Households Assisted |
| 3 | Homeownership Assistance | 2025 | 2029 | Affordable Housing Households with unmet housing needs | Citywide | Affordable Housing | HOME: \$282,926 | Direct Financial Assistance to Homebuyers: 10 Households Assisted |
| 4 | Economic Development | 2025 | 2029 | Non-Housing Community Development | Citywide | Community Development | CDBG: \$1,200,000 | Businesses assisted: 1 Businesses Assisted |
| 5 | Owner Occupied Rehabilitation | 2025 | 2029 | Affordable Housing | Citywide | Affordable Housing | CDBG: \$500,000 | Homeowner Housing Rehabilitated: 10 Household Housing Unit |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|------------------------------|------------|----------|---|-----------------|---|--|--|
| 6 | Social Services | 2025 | 2029 | Homeless Non-Homeless Special Needs Non-Housing Community Development | Citywide | Community Development | CDBG: \$755,312 | Public service activities other than Low/Moderate Income Housing Benefit: 3125 Persons Assisted |
| 7 | Permanent Supportive Housing | 2025 | 2029 | Affordable Housing Homeless Non-Homeless Special Needs | Citywide | Affordable Housing | CDBG: \$1,000,000 HOME: \$700,000 | Other: 125 Other |
| 8 | Homeless Navigation Center | 2025 | 2029 | Homeless | Citywide | Affordable Housing Community Development | HOME-ARP: \$2,182,472 | Overnight/Emergency Shelter/Transitional Housing Beds added: 125 Beds |
| 9 | Interim Assistance | 2025 | 2029 | Non-Housing Community Development | Citywide | Community Development | CDBG: \$2,000,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted |
| 10 | Housing Services | 2025 | 2029 | Affordable Housing | Citywide | Affordable Housing | CDBG: \$133,020 | Other: 10 Other |
| 11 | Demolish Blighted Structures | 2026 | 2029 | Non-Housing Community Development | Citywide | Community Development | NSP: \$920,987 | Buildings Demolished: 1 Buildings |

Table 54 – 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 each year. |
| 3 | Goal Name | Homeownership Assistance |
| | Goal Description | Homebuyer loans and closing cost grants for up to five first time homebuyers each year. |
| 4 | Goal Name | Economic Development |
| | Goal Description | Economic Development Activities, including Microenterprise Assistance, Direct Financial Assistance to For-Profit Business, and technical assistance |
| 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 3125 extremely low and low income persons, including youth, throughout the next five years with social services to meet their basic human needs. |
| 7 | Goal Name | Permanent Supportive Housing |
| | Goal Description | Assist in operation of permanent supportive housing for homeless individuals, including Broadway Village and Blue Oak Landing. |

| | | |
|-----------|-------------------------|--|
| 8 | Goal Name | Homeless Navigation Center |
| | Goal Description | 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 | Interim Assistance |
| | Goal Description | Repair of public facilities, such as streets, sidewalks, parks, playgrounds, publicly owned utilities, and public buildings. |
| 10 | Goal Name | Housing Services |
| | Goal Description | Housing counseling for individuals participating in the homeownership program. |
| 11 | Goal Name | Demolish Blighted Structures |
| | Goal Description | Demolition of blighted or vacant structures. |

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City anticipated assisting at least 288 families by providing affordable housing.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Activities to Increase Resident Involvements

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

According to the updated Housing Element (2023-31),

The building permit review and approval process can affect housing costs. Lengthy processing of development applications can add to construction costs. Expediting review of developments that will offer lower- and moderate-income housing could be an incentive. Normally, building permit approval of single-family or duplex housing units in an area zoned for Residential Low Density housing development requires the approval from the Planning Division, the Building Division, Fire Prevention, Water Department, Public Works, and from the Vallejo Flood and Wastewater District, none of which require public hearings, and would typically take 10 to 12 weeks, assuming no special site or environmental conditions requiring additional mitigation or study. Normally, construction of a multifamily housing complex in an appropriately zoned area would follow the same regulatory approval process and timeline.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

(1) Development costs may be reduced through fee subsidies, property acquisition, rehabilitation, and other mechanisms. (2) The cost of public facility improvements (e. g., a Homeless Navigation Center), in neighborhood target areas will be supported with CDBG Program and private or in-kind funds. (3) The City will work with a non-profit partner to expand opportunities for very low- and low-income first time homebuyers. (4) The City uses an environmental review planning process for the development of large geographic areas, that includes an expedited CEQA review for projects within a Specific Project Area, which reduces EIR and pre-development costs.

The City will encourage a variety of housing types, including duplexes, townhomes, apartment buildings, and condominiums, in neighborhoods and new subdivisions and will identify innovative and alternative housing options that provide greater flexibility and affordability in the housing stock while promoting mixed-income development. This may include consideration for further reduction in regulatory barriers for community land trusts, tiny houses, microhomes, cottage homes, small lot subdivisions, and other alternative housing types, as well as exploration of a variety of densities and housing types in all zoning districts.

SP-60 Homelessness Strategy – 91.215(d)

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

The City will establish a Homeless Navigation Center on a vacant City-owned parcel in order to assist the homeless persons that the City and homeless service providers encounter.

Addressing the emergency and transitional housing needs of homeless persons

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.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

CDBG Program funds will be allocated to support The House of Acts and Fair Housing Advocates of Northern California (FHANC).

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Lead-based paint educational materials, inspections, and referrals will be made available to VHA Housing Choice Voucher participants, and participating rental property owners, as well as to prospective first time homebuyers or housing rehabilitation loan recipients.

How are the actions listed above related to the extent of lead poisoning and hazards?

It is estimated that at least 125 households in the City may contain lead hazards. The activities noted in the previous response will help to arrest and reduce lead-based paint in the housing stock within the community during the life of the Plan.

How are the actions listed above integrated into housing policies and procedures?

Contractors performing work on City-assisted affordable housing units must be lead-certified, per HUD requirements.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Through direct assistance, and indirect benefit from neighborhood and public facility improvements. Strategies will include such things as: targeting resources to programs and activities benefitting extremely low- and low-income households; and encouraging supportive service linkages with job training, education, and employment services for families and individuals living in poverty. The VHA shares information and targets supportive services, where possible, on behalf of its FSS Program participants; supporting programs and activities that enhance family functioning, skill development, and educational opportunities for children, young adults, and parents; developing programs and facilities to fill gaps in the continuum of care for homeless persons, including homeless prevention and permanent supportive housing.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

CDBG Program funds will be allocated for substance abuse prevention and recovery, and homeless case management and information and referral. These programs are intended to remove obstacles to self-sufficiency. In past years, the City has allocated funds in support of emergency shelter expansion, and operating and renovating sober living facilities and domestic violence shelters, for the homeless and other low-income populations. Case management and supportive services offered by the agencies operating these facilities are geared to stabilizing the individual's or family's situation, through a combination of life skills training, including parenting skills, and the development of a plan for education, job training, job search, resume preparation, computer literacy, and eventually, permanent housing.

SP-80 Monitoring – 91.230

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

Pursuant to the HCD Division's CDBG Program and HOME Program Policy and Procedures Manual(s), the City will conduct monitoring reviews to determine whether programs are in accordance with this Plan and HUD requirements, are timely, and that information entered into IDIS is correct and complete, including the CAPER. Quarterly and annual progress reports required by funding sources will also be completed. Information on VHA expenditures and the lease-up rate will be submitted monthly into HUD's Voucher Management System (VMS). The City will also compile, periodically, inventories of any current development projects, ascertain vacancy rates, and conduct rent surveys for purposes of rent reasonableness.

The City will prepare an annual report on progress made through all housing programs, as required by the Housing Element of its General Plan. The City's Planning Division will implement this in conjunction with its annual review of Housing Element implementation.

The City anticipates receiving inquiries from minority and women-owned businesses, contractors, and subcontractors who wish to participate in the City's federally-assisted affordable housing development programs. They will be sent a copy of the program's contractor's list, and subcontractors will be encouraged to contact each general contractor on the list for work. The City's minority outreach efforts will include such things as: (1) sending or posting copies, as applicable, of plans and specifications for federally-funded programs and projects to the City website and small business exchanges, and (2) including MBE/WBE language in all public notices and advertisements, including periodically utilizing the City's local cable television access channel.

Expected Resources

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

Introduction

During the five-year plan period, the City expects to receive approximately \$6,235,425 in new funding. The City expects to have approximately \$6,834,000 available from program income and prior year funds. Total estimated available funds for the five-year plan period is \$13,070,000. CDBG funds are used by the City for homeowner-occupied rehabilitation, social services, and program administration. HOME funds are used by the City for CHDO, homebuyer assistance/closing cost, TBRA, and program administration. The table below provides a breakdown of these anticipated resources which are based on FY 2024-2025 allocations. Given that congress has not yet approved HUD's budget for FY2025. These amounts are estimates, all proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels described here to match actual allocation amounts.

On June 14, 2016 HUD issued the Notice of Neighborhood Stabilization Program: NSP projects are on going and are added in the table below as prior year funds.

Additionally, HOME ARP projects are on going and are added in the table below as prior year funds.

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 | 1,007,083.00 | 15,000.00 | 1,500,000.00 | 2,522,083.00 | 4,088,332.00 | 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 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 | 0.00 | 10,000.00 | 2,104,926.00 | 2,114,926.00 | 1,240,000.00 | CHDO, mortgage assistance, TBRA 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: \$ | | |
| 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 | 920,987.00 | 0.00 | 0.00 | 920,987.00 | 920,987.00 | |

| 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: \$ | | |
| Other | public - federal | Public Improvements Public Services | 2,182,472.00 | 0.00 | 0.00 | 2,182,472.00 | 1,745,978.00 | Operation of and Supportive Services for Homeless Navigation Center |

Table 55 - 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, including \$6.1 million in private funding from three health care providers to support operation of Homeless Navigation Center.

If appropriate, describe publically 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.

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 | 2025 | 2029 | Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Planning/ Administration | Citywide | Affordable Housing Community Development | CDBG: \$204,416.00 HOME: \$24,400.00 | Other: 1 Other |
| 2 | TBRA | 2025 | 2029 | Affordable Housing | Citywide | Affordable Housing | HOME: \$750,000.00 | Tenant-based rental assistance / Rapid Rehousing: 18 Households Assisted |
| 3 | Homeownership Assistance | 2025 | 2029 | Affordable Housing Households with unmet housing needs | Citywide | Affordable Housing | HOME: \$256,585.00 | Direct Financial Assistance to Homebuyers: 2 Households Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-------------------------------|------------|----------|---|-----------------|--|--|---|
| 4 | Economic Development | 2025 | 2029 | Non-Housing Community Development | Citywide | Community Development | CDBG: \$240,000.00 | Businesses assisted: 1 Businesses Assisted |
| 5 | Owner Occupied Rehabilitation | 2025 | 2029 | Affordable Housing | Citywide | Affordable Housing | CDBG: \$100,000.00 HOME: \$383,941.00 | Homeowner Housing Rehabilitated: 2 Household Housing Unit |
| 6 | Social Services | 2025 | 2029 | Homeless Non-Homeless Special Needs Non-Housing Community Development | Citywide | Community Development | CDBG: \$151,062.00 | Public service activities other than Low/Moderate Income Housing Benefit: 625 Persons Assisted |
| 7 | Permanent Supportive Housing | 2025 | 2029 | 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 | 2025 | 2029 | Homeless | Citywide | Affordable Housing Community Development | HOME-ARP: \$436,494.00 | Overnight/Emergency Shelter/Transitional Housing Beds added: 125 Beds |
| 9 | Interim Assistance | 2025 | 2029 | Non-Housing Community Development | Citywide | Community Development | CDBG: \$750,000.00 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted |
| 10 | Housing Services | 2025 | 2029 | Affordable Housing | Citywide | Affordable Housing | CDBG: \$76,605.00 | Other: 2 Other |

Table 56 – 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 | Homebuyer loans and closing cost grants for up to five first time homebuyers. |
| 4 | Goal Name | Economic Development |
| | Goal Description | |
| 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 | Interim Assistance |
| | Goal Description | |
| 10 | Goal Name | Housing Services |
| | Goal Description | |

Projects

AP-35 Projects – 91.220(d)

Introduction

Under the City's CDBG Program for FY 2025-26, the City of Vallejo will fund , social services, owner-occupied rehabilitation, permanent supportive housing, and program administration. With FY 2025-26 HOME Program funds, the City will allocate funding to two future permanent supportive housing projects, tenant-based rental assistance (TBRA), operation of a homeless navigation center, homebuyer downpayment assistance, and program administration.

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 57 – Project Information

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

The City's funding allocations proposed for FY 2025-26 are consistent with the priority needs in the Five-Year Consolidated Plan.

Other than the need for additional funding in some instances, the City does not anticipate any significant obstacles in addressing underserved needs in FY 2025-26.

AP-38 Project Summary
Project Summary Information

| | | |
|---|--|---|
| 1 | Project Name | Program Administration & Support |
| | Target Area | Citywide |
| | Goals Supported | Program Administration & Support |
| | Needs Addressed | Affordable Housing Community Development |
| | Funding | CDBG: \$204,416.00; HOME: \$24,400.00 |
| | Description | 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 2020-2024). |
| | Target Date | 6/30/2029 |
| | Estimate the number and type of families that will benefit from the proposed activities | Program Administration will support all families who benefit from any of our annual projects. This project supports the staffing and planning necessary to facilitate the HUD programs and grant management. |
| | Location Description | In general, the planning and admin activities will take place in the City's Housing and Community Development Department. The benefits from these planning and admin activities will extend Citywide, to all programs under the Housing & Community Development Department's jurisdiction. |
| 2 | Planned Activities | 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. |
| | Project Name | TBRA |
| | Target Area | Citywide |
| | Goals Supported | TBRA |
| | Needs Addressed | Affordable Housing |
| | Funding | HOME: \$750,000.00 |
| | Description | Tenant-based rental assistance for homeless persons or persons at imminent risk of homelessness. |
| | Target Date | 6/30/2029 |

| | | |
|----------|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | Up to 18 households who are homeless, or at risk of homelessness. |
| | Location Description | Citywide. |
| | Planned Activities | 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 | Project Name | First Time Homebuyer Assistance |
| | Target Area | Citywide |
| | Goals Supported | Homeownership Assistance |
| | Needs Addressed | Affordable Housing |
| | Funding | HOME: \$256,585.00 |
| | Description | 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. |
| | Target Date | 6/30/2029 |
| | Estimate the number and type of families that will benefit from the proposed activities | This program will support up to five low- and very low-income households who are looking to purchase a home for the first time. |
| | Location Description | Citywide |
| | Planned Activities | The HCD department will assist households in securing the downpayment needed to purchase a home in Vallejo. |
| 4 | Project Name | Microenterprise Support |
| | Target Area | Citywide |
| | Goals Supported | Economic Development |
| | Needs Addressed | Community Development |
| | Funding | CDBG: \$240,000.00 |
| | Description | Support Microenterprises with CDBG funds. |

| | | |
|---|--|--|
| | Target Date | 6/30/2029 |
| | Estimate the number and type of families that will benefit from the proposed activities | The City will assist at least one microenterprise in the 2025-26 Fiscal Year. |
| | Location Description | Citywide. |
| | Planned Activities | Provide general support to owners of microenterprises and individuals who are starting microenterprises. |
| 5 | Project Name | Housing Rehabilitation Loans/Grants |
| | Target Area | Citywide |
| | Goals Supported | Owner Occupied Rehabilitation |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$100,000.00; HOME: \$383,941.00 |
| | Description | 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 amounts for loans and grants has not been established by the City, i.e., activities are approved on a case-by-case basis. |
| | Target Date | 6/30/2029 |
| | Estimate the number and type of families that will benefit from the proposed activities | Up to five very-low and low income senior occupied households will be selected to receive rehabilitation assistance. |
| | Location Description | Citywide. |
| | Planned Activities | The HCD Department will provide households with a grant/loan to assist in the rehabilitation of their houses. |
| 6 | Project Name | Social Services |
| | Target Area | Citywide |
| | Goals Supported | Social Services |
| | Needs Addressed | Community Development |
| | Funding | CDBG: \$151,062.00 |

| | | |
|--|--|--|
| | Description | 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 |
| | Target Date | 6/30/2029 |
| | Estimate the number and type of families that will benefit from the proposed activities | <p>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).</p> <p>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)</p> <p>House of Acts will serve approximately 288 unduplicated clients over 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.-</p> <p>Lighthouse Covenant Fellowship will serve approximately 300 unduplicated homeless clients over the course of the twelve-month agreement</p> |
| | Location Description | Citywide. |

| | | |
|---|---------------------------|--|
| | Planned Activities | <p>\$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)</p> <p>\$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 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)</p> <p>\$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)</p> <p>\$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)</p> |
| 7 | Project Name | Permanent Supportive Housing |
| | Target Area | Citywide |
| | Goals Supported | Permanent Supportive Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$1,000,000.00; HOME: \$700,000.00 |
| | Description | Assist in the construction and operation of permanent supportive housing for homeless individuals. |
| | Target Date | 6/30/2029 |

| | | |
|----------|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | Broadway Village will contribute 47 new affordable units for homeless individuals, while Sonoma Estates will provide 97 new affordable units for seniors. |
| | Location Description | Broadway Village is located at 2441 Broadway Street and Sonoma Estates will be located at 759, 747, 720 and 726 Sonoma Blvd. |
| | Planned Activities | The City will support |
| 8 | Project Name | Homeless Navigation Center |
| | Target Area | Citywide |
| | Goals Supported | Homeless Navigation Center |
| | Needs Addressed | Affordable Housing Community Development |
| | Funding | HOME-ARP: \$436,494.00 |
| | 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 percent exiting into another suitable housing arrangement annually. Project will also include support services. Matrix Code 03C; National Objective LMC |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | 1 public facility with 125 shelter beds will be completed; 125 homeless persons assisted. |
| | Location Description | Anticipated site: 1937 Broadway Street, Vallejo, California |
| | Planned Activities | 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 | Project Name | Street & Sidewalk Repairs |
| | Target Area | Citywide |
| | Goals Supported | Interim Assistance |

| | | |
|----|--|---|
| | Needs Addressed | Community Development |
| | Funding | CDBG: \$750,000.00 |
| | Description | Repair streets and sidewalks throughout town as needed. |
| | Target Date | 6/30/2029 |
| | Estimate the number and type of families that will benefit from the proposed activities | The number of families depends on the neighborhood, however at least five families will benefit from each repair. |
| | Location Description | Citywide. |
| | Planned Activities | Repair streets and sidewalks throughout town as needed. |
| | | |
| 10 | Project Name | Housing Counseling |
| | Target Area | Citywide |
| | Goals Supported | Housing Services |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$76,605.00 |
| | Description | Housing Counseling services for individuals participating in the Homebuyer Assistance program. |
| | Target Date | 6/30/2029 |
| | Estimate the number and type of families that will benefit from the proposed activities | The two families who are being assisted through the Homebuyer's Assistance program. |
| | Location Description | Citywide. |
| | Planned Activities | Housing Counseling services for individuals participating in the Homebuyer Assistance program. |

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 58 - 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 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 59 - 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 60 - 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 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

N/A

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 Vallejo Housing Authority offers the Family Self-Sufficiency (FSS), 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 City is establishing a public facility to be used as a Navigation Center to assess and address the needs of homeless persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Navigation Center, when completed, will include shelter services for homeless, unsheltered persons.

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 complete Broadway Village, a new permanent supportive housing project for homeless persons.

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 its Housing Authority will coordinate services and referrals where appropriate with (1) Fighting Back Partnership, a non-profit agency, through its Family Resource Centers, and (2) Global Annual Action Plan

2024

33

OMB Control No: 2506-0117 (exp. 09/30/2021)

Center for Success, a non-profit organization that provides supportive services to homeless persons.

Discussion

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

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

Introduction:

The City of Vallejo Housing Element for the period 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 provisions of affordable housing units for families and individuals, and for senior housing units.

A Housing Strategy for all income groups in Vallejo was adopted by the City Council in 2020, which includes a strategy for addressing the need for additional affordable housing, and expanding resources for the homeless population.

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:

The responses to this section are provided below.

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 once it is completed.

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 also 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 CHDO, 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: | 0 |

Other CDBG Requirements

| | |
|---|-------|
| 1. The amount of urgent need activities | 0 |
| <TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]> | |
| 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:

The City of Vallejo's HOME Program Recapture Policy is 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:
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)). <TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>
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.

Appendix - Alternate/Local Data Sources

| Sort order | Type | Data Source Name | List the name of the organization or individual who originated the data set. | Provide a brief summary of the data set. | What was the purpose for developing this data set? | Provide the year (and optionally month, or month and day) for when the data was collected. | Briefly describe the methodology for the data collection. | Describe the total population from which the sample was taken. | Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. | How comprehensive is the coverage of this administrative data? Is data concentrated in one geographic area or among a certain population? | What time period (provide the year, and optionally month, or month and day) is covered by this data set? | What is the status of the data set (complete, in progress, or planned)? |
|---|------|------------------|--|--|--|--|---|--|--|---|--|---|
| <TYPE=[pivot_table] VERSION=[2] REPORT_GUID=[884DC1E44796F035A521FE96F1A3ABF2]> | | | | | | | | | | | | |
| | | | | | | | | | | | | |