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| PHA 5-Year and Annual Plan | U.S. Department of Housing and Urban Development Office of Public and Indian Housing | OMB No. 2577-0226 Expires 4/30/2011 |
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| 1.0 | PHA Information PHA Name: <u>HOUSING AUTHORITY OF THE CITY OF VALLEJO</u> PHA Code: <u>CA055</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard XX HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>7/1/2009</u> | | | | | | | | | | | | |
|-----|---|----------|--------------------------------------|-------------------------------|--|----|-----|--|--|--|--|--|--|
| 2.0 | Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>2,266</u> | | | | | | | | | | | | |
| 3.0 | Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only | | | | | | | | | | | | |
| 4.0 | PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) | | | | | | | | | | | | |
| | Participating PHAs | PHA Code | Program(s) Included in the Consortia | Programs Not in the Consortia | No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table> | PH | HCV | | | | | | |
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| 5.0 | 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. | | | | | | | | | | | | |
| 5.1 | Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: N/A Five Year Plan Use Only | | | | | | | | | | | | |
| 5.2 | Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. N/A Five Year Plan Use Only | | | | | | | | | | | | |

6.0 PHA Plan Update

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
- **PHA PLAN ELEMENT 6.0(B)I.: ELIGIBILITY, SELECTION AND ADMISSIONS POLICIES, INCLUDING DECONCENTRATION AND WAIT LIST PROCEDURES.**
 - **Chapter 3 of the Housing Authority of the City of Vallejo's (VHA) Administrative Plan**, entitled *Eligibility*, was revised and adopted by the VHA Board, by Resolution No. 08-06, on 10/21/08.
 - Section 3-I.C. was revised to include language providing discretion to the VHA in the case of a family break-up while on the waiting list. Instead of choosing one adult to retain the placement on the waiting list, this section now provides authorization for the VHA to allow both adult members of a family to remain on the list following a family break-up, if compelling reasons, such as a disabled family member, exist.*
 - Section 3-I.L. was revised to allow students attending school and living away from the assisted unit to continue to be considered a family member.
 - Section 3-I.L. was also revised to eliminate an age limit on family members returning to the household. The VHA Administrative Plan now allows any former family member to return to the household, regardless of their age.*
 - Section 3-III.A. was updated to include the following items as "Forms of Denial of Assistance"*
 - Removal of the family's name from the waiting list
 - Refusal to schedule an eligibility interview once a family's name has been selected from the waiting list
 - Section 3-III.C. was revised to indicate that families who owe money to the VHA would be exempted from denial of assistance if the statute of limitations for the debt had passed.*
 - Section 3-III.C. has been updated to include a statement that, prior to denial of assistance, families will receive a notice describing the VHA action and will be entitled to an Informal Review. In making its decision, the VHA will consider factors such as the seriousness of the case, the impact that denial will have on family members who were not involved in the action, and whether the culpable member is disabled. Upon consideration of such factors, the VHA may decide not to deny the family's assistance.*
 - **Chapter 4 of the Housing Authority of the City of Vallejo's (VHA) Administrative Plan**, entitled *Applications, Waiting List and Tenant Selection*, was revised and adopted by the VHA Board, by Resolution No. 08-06, on 10/21/08.
 - Section 4-III.C. was updated to include a local emergency preference which allows the victims of a natural or fire related disaster in Vallejo to go to the top of the waiting list. This preference was implemented following the destruction of Casa de Vallejo, a multifamily senior housing complex.
 - Section 4-II.F was updated to include language providing a second chance to a family on the waiting list who does not respond to an annual update letter. If the family does not respond to a second update letter, they will be notified of their right to an informal review.*

*These elements were revised as a result of comments received by Legal Services of Northern California and the National Housing Law Project, in reference to the 2008/2009 draft VHA Annual Plan.

- **PHA PLAN ELEMENT 13. VIOLENCE AGAINST WOMEN ACT (VAWA)**
- In December 2008, the VHA executed a Memorandum of Understanding with LIFT3, a non-profit domestic violence support organization, and Solano Family Children's Services. The goal of the MOU is to provide mutual support to victims of domestic violence. The VHA's role in the relationship is to assist LIFT3 with Housing Quality Standard inspections of potential domestic violence shelters; assist transitional shelter clients with identifying barriers to affordable housing; to provide "green" focused housekeeping training to victims of domestic violence; to provide homeownership counseling; to provide access to First-Time Homebuyer programs; and to assist LIFT3 in developing programs and supportive services to fill gaps in the continuum of care for those fleeing domestic violence, dating violence, and sexual assault or stalking. LIFT3's role is to accept victims of domestic violence who have been referred by the VHA into their program.
- The VHA provides a definition of Domestic Violence, Dating Violence and Stalking in their briefing packets to new applicants. The VAWA definition and information form is available to the public in the VHA lobby.
- The VHA Administrative Plan has been updated to include information regarding VAWA in the following areas:
 - Chapter 15, Section 15-II.E. – "Terminating the Assistance of Domestic Violence, Dating Violence, or Stalking Victims and Perpetrators"
 - Chapter 18, Part IX – "Notification Regarding Applicable Provisions of the Violence Against Women Reauthorization Act of 2005".

- (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The 5-Year and Annual PHA Plans may be obtained at the VHA office located at 200 Georgia Street, Vallejo, CA 94590. The 5-Year and Annual PHA Plans may also be obtained through the VHA website at www.ci.vallejo.ca.us. From the home page, click on Departments, then on Community Development. Click on Housing and Community Development, click on Housing Choice Voucher Program (Section 8), and then on Reports and Plans.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*
 VHA does not administer a Public Housing Program, therefore, the Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, and Conversion of Public Housing programs do not apply.

Homeownership Program: The VHA has eleven homeowners participating in the Section 8 Homeownership Program. Historically, participation in the homeownership program has been hindered by the high cost of homes in the San Francisco Bay Area, and by the challenges of families to meet credit and other guidelines enforced by mortgage lenders. The current reduction in home prices has attracted renewed interest in the Homeownership program, however the City of Vallejo-funded Down Payment Assistance Program is short of funds. The VHA facilitated one new homeowner in 2008, one closed in March 2009, and several other families are in the pipeline. One family has been prequalified and is actively working with a realtor to identify a house. Two additional families are pre-qualified and are waiting for new Down Payment Assistance funding to become available.

The VHA has also referred clients to, provided, or participated in, the following activities which are designed to promote the Homeownership Program:

| Event | Date | Facilitator |
|---|-------------------------------|---------------------------------------|
| IDEA and Wish Program (matching grant homeownership initiatives) Workshop | January 2008 and January 2009 | Federal Home Loan Bank |
| Lender Training Workshop | May 2008 | City of Fairfield |
| Fannie Mae's MyCommunity Mortgage Seminar | June 2008 | Travis Credit Union |
| Homebuyers Club | August 2008 | Vallejo Neighborhood Housing Services |
| Credit Workshop | August 2008 | VHA and A Place-2-Live |
| Homeownership Orientation | August 2008 | VHA |
| Loss Mitigation Training | September 2008 | FHA |
| Homeownership Workshop for FSS Participants and Disabled Families | February 2009 | VHA |
| Post-purchase support and counseling | Ongoing | VHA |

Project Based Vouchers: In December 2008, the VHA executed a Project Based Voucher (PBV) contract for twenty one (21) of the 87 rental units at Avian Glen Apartments. This development is within Census Tract 2502.00, on the east side of the City of Vallejo, and not in an area of high minority or poverty concentration. The Avian Glen Apartment project is located at 201 Avian Drive, in an area designated by the Vallejo City Council as a comprehensive Neighborhood Revitalization area as defined by the California Debt Limit Allocation Committee.

The VHA also proposes to use the PBV program to provide assistance to twenty-five (25) of the 125 rental units at Sereno Village Apartments. This development is within Census Tract 2518.02, located at 750 Sereno Drive. The VHA issued a Request for Proposals for the PBV program in 2006. Two apartment communities received the appropriate score to become preferred PBV partners with the VHA – Avian Glen and Sereno Village. The VHA has submitted all required PBV documentation to HUD. The VHA will execute a PBV contract with Sereno Village Apartments pending HUD approval.

The City's Housing Element and Consolidated Plan identify a need for affordable multi-family housing in the City of Vallejo. The VHA has concluded that project-basing of this assistance, rather than tenant-basing, is an appropriate option because the need for affordable housing is apparent by rents which are not affordable to very-low income families, and long waiting lists for VHA-assisted units. Further, a PBV HAP Contract enables the VHA to have oversight authority at apartment complexes at which they would otherwise have no involvement.

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| 8.0 | Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. The VHA does not administer a Public Housing Program, therefore items 8.0 through 8.3 do not apply. |
| 8.1 | Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. |
| 8.2 | Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. |
| 8.3 | Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. |

9.0 Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The City of Vallejo Consolidated Plan for the period 2005 through 2010 has identified the following housing needs:

- 4,416 very-low income renter households, (0% to 50% Area Median Income-(AMI)), are experiencing some housing need, which represents 80% of the very low income renter households in Vallejo
- The majority housing need is one of affordability, i.e. families paying more than 30% of their income for housing costs
- Other housing needs include living in overcrowded housing and/or living in a unit without complete kitchen or plumbing facilities
- 4,686 very-low and low income owner-occupied households are experiencing a housing problem, which represents 63% of very-low and low income owner-occupied households in Vallejo
- 1,939 housing units are in need of rehabilitation
- The need for homeownership by very-low and low income renters appears to be high
- There is a need for affordable rental housing for the elderly, small-related households, and large-related households

Based on the housing needs assessment above, the Consolidated Plan has established priority groups in the following order:

Priority #1

- Extremely-low, (0% to 30% AMI), and very-low income, (31% to 50% AMI) elderly, small-related, and large-related renter households
- Small-related and large-related owner households which are very-low, (31% to 50% AMI), and low income, (51% to 80%), existing homeowners
- Elderly, small-related, and large-related low income, (51% to 80%), renter households, and,
- Large-related low-income, (51% to 80%), owner households.

Priority #2

- Very-low and low income first time homebuyers

The draft Housing Element for the period 2007 through 2014 identifies housing needs in Vallejo as the following:

- **Overcrowding**
 - 5% of owner occupied units, and 9% of renter occupied units are overcrowded, (1.01 to 1.5 persons per room)
 - 4% of owner occupied units, and 9% of renter occupied units are severely overcrowded, (more than 1.50 persons per room)
 - It appears that Vallejo would benefit from the development of additional affordable rental units sized for larger households, (e.g. three bedrooms or more)
- **Physical Conditions of Housing Stock**
 - 81% of Vallejo's housing stock was constructed prior to 1990
 - 46% of Vallejo's housing stock was constructed between 1960 and 1970
 - Homes that are more than 30 years old generally need rehabilitation in order to preserve the safety and and living standards of the residents.
 - 9% of single family homes, 13% of duplexes, and 22% of multifamily housing is identified as in need of moderate levels of repair.
- **Special Housing Needs**
 - Large family households in Vallejo would benefit from an increase in the development of larger affordable units
 - 17% of households are large families, (5 or more persons)
 - 26% of Vallejo's elderly households are renters, and 74% are owners
 - 17% of all elderly households earn less than 30% of the Area Median Income, and are considered extremely-low income
 - With projected population growth in the upper age groups, increasing needs for supportive housing for the elderly can be expected
 - 37% of the population between ages 16 and 64 are reported to have a disability that prevents them from having the ability to work. This may be a result of the very large supply of board and care homes in Vallejo
 - Rents in Vallejo are not affordable to a starting school teacher in the Vallejo City Unified School District. A starting school teacher would be required to pay more than 30% of their monthly gross income in order to rent a typical one or two bedroom apartment in Vallejo.
 - There are no permanent supportive housing facilities for individual or families
- **Housing Affordability**
 - Extremely-low income, (0% to 30% AMI), very-low income, (31% to 50% AMI), and low income households do not earn enough income to afford the monthly rents of single family homes or multifamily apartments in Vallejo
 - 14% of all households in Vallejo, are overpaying for housing costs, (paying more than 30% of their monthly gross income)
 - 13% of Vallejo households are severely cost burdened, (paying more than 35% of their monthly gross income)

Strategies to Address Housing Needs

- The VHA administers 2,266 assisted rental units in the City of Vallejo, under the Housing Choice Voucher program. Voucher utilization is 100%
- There are 5,500 families on the VHA waiting list
- The VHA is exploring various options to expand affordable rental and homeownership production in the City of Vallejo, including:
 - Possible RFP for partnership with affordable housing developer to acquire and rehabilitate affordable rental housing
 - Potential partnership with non-profit housing agency to develop a Community Land Trust (CLT). CLT would focus on acquisition and rehabilitation of foreclosed properties for resale to low income families

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| | <ul style="list-style-type: none"> • The draft Housing Element has identified a Rental Property Inspection Program as a strategy to enforce basic code requirements to ensure that renter households enjoy decent, safe and sanitary housing. • The VHA will pursue funding to address homeless prevention and the needs of the homeless in Vallejo |
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| 9.1 | <p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The VHA is a Section 8 only PHA, and will complete this section with the 5-Year Plan submission.</p> |
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| 10.0 | <p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The VHA 5-Year Plan mission is: "To improve the living environments for low and moderate income persons and communities"</p> <p>The VHA identified the following goals in the 5-Year Plan for the time period 2005 through 2009:</p> <ul style="list-style-type: none"> • Expand the supply of assisted housing. Leverage private or other public funds to create additional housing opportunities: Assist in the production of 26 units of 2 or more bedrooms for persons at 50% AMI or less. <ul style="list-style-type: none"> ○ In 2006 through 2008, the VHA worked with Eden Housing to identify an affordable housing development site. Initially, the focus was on new construction, and later, Eden narrowed the scope to acquisition and rehabilitation of existing properties. A property was not identified. The VHA will continue to work with non-profit developers to identify properties, preferably foreclosed properties of 2 or more units, for acquisition/rehabilitation. The properties will ultimately be made available to rental households at 50% AMI or less. • Improve the quality of assisted housing. Concentrate efforts to improve specific management functions: Assisted housing finance. <ul style="list-style-type: none"> ○ The VHA has accrued \$1,950,000 in reserve funds to use in the development of affordable housing. This, plus, a combination of HOME, CDBG, Redevelopment Agency, and Neighborhood Stabilization funds are available for affordable housing production. • Increase assisted housing choices. Implement voucher homeownership program. <ul style="list-style-type: none"> ○ The VHA has been administering a homeownership program since 2000. There are 11 active homeowners in the VHA homeownership program. See Section 7.0 for more information regarding the status of the VHA homeownership program. • Promote self-sufficiency and asset development of assisted households. Increase the number and percentage of employed persons in assisted families. Provide or attract supportive services to improve assistance recipients employability. <ul style="list-style-type: none"> ○ There have been 15 Family Self-Sufficiency (FSS) graduates in the last year, with a combined escrow pay-out of \$98,953. Of the 15 graduates, four left the HCV program after graduation, reaching full self-sufficiency. ○ Fifteen new FSS participants have signed Contracts of Participation, with many more on a waiting list ○ Thirty-four voucher families were referred to Fighting Back Financial Education Workshop ○ VHA staff receive daily email job announcements from the Workforce Investment Board, which are provided to Housing Choice Voucher (HCV) clients ○ HCV clients are provided with information regarding local job fairs and Workforce Investment Board job training, placement and readiness programs ○ HCV clients are provided with information from the Solano County Community College Small Business Development Centers (SBDC). The SBDC offers free training, business advice and mentoring programs. ○ Disabled HCV clients are provided information regarding the Ticket to Work program, which provides people receiving Social Security benefits more choices for receiving employment services ○ Thirty-four FSS participants were referred to the Homebuyer Club class ○ VHA staff attend quarterly Program Coordinators Committee meetings, monthly Bay Area FSS/Homeownership Coordinator meetings and Workforce Investment Board Regional Career Fairs in an effort to develop relationships which further the VHA's efforts to encourage self-sufficiency among HCV recipients • Ensure equal opportunity and affirmatively further fair housing. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability. <ul style="list-style-type: none"> ○ VHA staff attend regular Fair Housing and Reasonable Accommodation training ○ The VHA accepts complaints of housing discrimination and makes referrals to HUD's Fair Housing and Equal Opportunity Department, or to Legal Services of Northern California's Fair Housing Hot Line. ○ The VHA administers a Section 504 compliant program, and actively pursues reasonable accommodation options <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <ul style="list-style-type: none"> • Definition of Substantial Deviation: A substantial deviation is defined as the addition or deletion of any City of Vallejo Housing Authority program or service, or any change in statistical data of twenty (20) percent or more, in the 5-Year Plan. Deviations that are <u>not</u> substantial are increases or decreases in the amount of funds allocated to an approved program or service, to achieve the original purpose of the program or service. • Definition of Significant Amendment or Modification: A significant amendment or modification is defined as the addition or deletion of any City of Vallejo Housing Authority program or service, or any change in statistical data of twenty (20) percent or more, in the 5-Year Plan or Annual Plan. Amendments or modifications that are <u>not</u> significant are increases or decreases in the amount of funds allocated to an approved program or service, to achieve the original purpose of the program or services. |
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| 11.0 | <p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) |
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VALLEJO HOUSING AUTHORITY ANNUAL PLAN

Housing and Redevelopment Commission Comments

March 11, 2009

At the March 11, 2009 regular meeting of the Housing and Redevelopment Commission (HRC), the commission recommended that a proposed Rental Property Inspection Program be incorporated into the Vallejo Housing Authority (VHA) Plan for Fiscal Year 2009/2010. A Rental Inspection Program has been identified by the draft Housing Element as a goal for the next Housing Element period. The language used in the draft Housing Element follows:

Rental Property Inspection Program

The City will present a resolution of intention to the Council regarding a rental property inspection program. The program may include the following features: working with local apartment owners, tenant's rights advocates, and other stakeholders, the City will explore the development and implementation of a program to inspect rental properties and enforce basic code requirements to ensure that renter households enjoy decent, safe, and sanitary housing.

Responsible Party: Building and Code Enforcement

Time Frame: Prepare a Resolution of Intention for the City council by August 2010

Funding Source: General Fund

A Rental Property Inspection Program was incorporated into the Annual Plan as an identified housing need in Vallejo.

VALLEJO HOUSING AUTHORITY ANNUAL PLAN

Resident Advisory Board

March 24, 2009

At the March 26, 2009 regular meeting of the Resident Advisory Board (RAB), staff provided a detailed overview of the Vallejo Housing Authority (VHA) Plan for Fiscal Year 2009/2010. Each RAB member was provided with a copy of the plan, and a Power Point handout identifying key elements of the VHA Plan.

The RAB had some questions regarding the VHA Plan. Primary questions and discussion surrounded the rate of foreclosed properties in Vallejo, and the strategy the VHA, and the City of Vallejo, have recommended in order to acquire and rehabilitate foreclosed homes for resale to low income families.

The City of Vallejo will receive \$2,657,861 in Neighborhood Stabilization Funds (NSP), which will be utilized in the following manner:

NEIGHBORHOOD STABILIZATION PROGRAM

| Program | Amount | Income Range |
|------------------------|-----------------|--------------|
| Rental Housing | \$ 664,466.00 | <= 50% AMI |
| Acq./Rehab Ownership | \$ 727,609.00 | > 50% AMI |
| Homebuyer Financing | \$ 1,000,000.00 | > 50% AMI |
| Program Administration | \$ 265,786.00 | |
| Total | \$ 2,657,861.00 | |

Further, a joint meeting of the Housing Authority Board, Vallejo City Council, and Redevelopment Agency will consider staff recommendations for the use of allocated affordable housing development dollars on March 31, 2009. Staff's recommendations include the acquisition/rehabilitation of affordable rental housing; funding a Community Land Trust to acquire, rehabilitate and resell foreclosed properties to low-income families; and the immediate use of NSP funds for the acquisition and rehabilitation of foreclosed properties. After input and direction from the joint body, staff will return with a resolution on May 5, 2008, and move forward with the approved affordable housing projects.

The RAB also had questions regarding the various plans used to identify housing strategies. VHA staff provided an overview and definition of purpose for the following documents required, or provided by, HUD: Consolidated Plan; HUD Regulations; Administrative Plan; PHA Five-Year and Annual Plan; and Housing Element.

The RAB asked for a definition of "extremely low" and "low income". Staff provided the information that Extremely Low Income = 30% Area Median Income (AMI), Very Low Income = 50% AMI, Low Income = 80% AMI, and Moderate Income = 120% AMI.

VALLEJO HOUSING AUTHORITY ANNUAL PLAN

Public Hearing

April 7, 2009

On April 7, 2009, staff provided a detailed overview of the Vallejo Housing Authority (VHA) Plan for Fiscal Year 2009/2010 at a public hearing. Comments made by members of the public, or the VHA Board of Commissioners, and the VHA response to each comment are addressed below.

Citizen Dr. Doug Smith: There is a need to address the issue of homeless people. A number of organizations in the Bay Area are addressing the needs of the homeless. What is the City of Vallejo doing?

VHA: The City of Vallejo participates in the Community Action Partnership of Solano (CAPSolano), a consortium of Solano County cities, in order to provide organized safety net and homeless services. Being a member of CAPSolano enables the partners to be in a more favorable position to qualify for federal homeless funding. In addition, the City provides CDBG funds to several social service agencies who provide services to the homeless; has contributed to the homeless center, Christian Help Center, and the 16 bed transitional housing Reynaissance Family Center. The Redevelopment Agency owns several homes that are leased to agencies providing shelter to homeless families.

Chairman Davis: In terms of housing the homeless, Vallejo is very limited. CAPSolano and the Christian Help Center are full. The City needs to look at expanding our request for money from HUD to address housing the homeless. We need to start housing homeless instead of ignoring them like they don't exist.

VHA: The VHA has incorporated homelessness into the Annual Plan needs assessment. The strategy to address housing needs has been updated to include pursuing HUD or other available funding to address homeless needs in Vallejo.

Citizen Dr. Doug Smith: The City should use the empty buildings on Mare Island to house the homeless.

VHA: The buildings that are boarded up on Mare Island are either privately owned by Lennar Mare Island, or have asbestos and lead based paint problems and are uninhabitable.

Commissioner Schively: There is an article in the newspaper about Benicia, Dixon, Suisun and Vacaville joining ranks to request funds for foreclosed properties. Is Vallejo requesting funds?

VHA: Vallejo is a CDBG entitlement community and will be receiving Neighborhood Stabilization Program funds directly from HUD. The other Solano County cities did not receive a direct entitlement, and have to request the funds from the state.

Commissioner Sunga: The City should pursue homeless funding. We have 21 Project Based Voucher units at Avian Glen Apartments. Are those vouchers included in our existing vouchers?

VHA: The VHA has incorporated homelessness into the Annual Plan needs assessment. The strategy to address housing needs has been updated to include pursuing HUD or other available funding to address homeless needs in Vallejo. The project-based vouchers are inclusive of our total number of vouchers.

Commissioner Bartee: Where does a homeless person go to request help? The City should be doing more for homelessness. A citizen wrote a letter about a Section 8 Housing Choice Voucher tenant who had been receiving subsidy for 25 – 30 years in a 3 bedroom home, although her children had moved out. Is there a process for reviewing the families? Aren't there caps on how long someone can remain in the program?

VHA: A homeless person should start with the Christian Help Center. The Center has access to all the agencies and programs which assist the homeless, and can refer the homeless person to the right place. The VHA has incorporated homelessness into the Annual Plan needs assessment. The strategy to address housing needs has been updated to include pursuing HUD or other available funding to address homeless needs in Vallejo. The project-based vouchers are inclusive of our total number of vouchers. There are no caps or time limits on a voucher. However, HUD regulations require an annual review of family composition and income. The VHA conducts a review at least annually, and every time there is a change in the family's income or composition.

Commissioner Gomes: If a family can receive subsidy for 25 years, and can pay the difference to stay in a larger home if you are only subsidizing with a one bedroom voucher, what is the incentive for them to get off the program and make room for someone else?

VHA: The Family Self-Sufficiency (FSS) program provides incentive and tools to assist families in their move from dependence on subsidy to self-sufficiency. The FSS program is voluntary. In 2007, the VHA sent invitations to 2,000 clients asking them to join the FSS program. Only 90 clients responded, and only 32 actually attended an FSS briefing. Additionally, 8 percent of the families are elderly, (over 62), and 34 percent are disabled, indicating a long term need for subsidy.

Chairman Davis: The Annual Plan addresses a Rental Property Inspection Program. Do we have that? Do we have the staff to inspect all of our units?

VHA: The VHA does inspect each unit in the Housing Choice Voucher program prior to execution of a contract and at least annually thereafter. The Rental Inspection Program

indicated in the Annual Plan is a proposed program for the entire City of Vallejo. This program was identified as a goal in the City of Vallejo's updated Housing Element, and the Housing and Redevelopment Commission asked that the program be included as a housing strategy in the VHA Annual Plan.

Commissioner Schively: People with disabilities move into an accessible unit, and when they move out or pass away the family remains in the unit. This keeps the inventory of disabled accessible units from the disabled people who really need them. There is a scarcity of this type of unit. Are we monitoring this to prevent it from happening?

VHA: The Housing Choice Voucher program is designed to provide choices to the program participants and limits the VHA's enforcement of where they can reside. The Project Based Voucher program does allow the VHA to monitor and remove families who are residing in accessible units, but do not require them.

Citizen Bill Hanes: The statistics given regarding the number of elderly and disabled people are misleading because people can be both elderly AND disabled.

VHA: The VHA provided statistical data derived from the Public and Indian Housing Information Center (PIC).

Commissioner Sunga: The Section 8 inspectors look for health and safety related items. Is there any way they can look at the outside of the units as well?

VHA: The Housing Choice Voucher program uses Housing Quality Standards (HQS) to inspect units. In Vallejo, the Property Maintenance Ordinance has been incorporated into HQS.

Citizen Rosanne Kraus: Do you use computer linkages to track the FSS participants and analyze the data?

VHA: HUD requires annual reporting on the progress of the FSS program participants. Additionally, data and benchmarks are required in order to submit the annual FSS grant. The program is highly monitored and analyzed.

Chairman Davis: What happens if the FSS participants are not successful? Are they removed from the program?

VHA: The FSS participants sign a five-year contract of participation. At the end of the five years, if they have met their personal goals and are in compliance with the FSS program,.

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning July 1, 2009, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of the City of Vallejo

CA055

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20__ - 20__

Annual PHA Plan for Fiscal Years 20⁰⁹ - 20¹⁰

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Osby Davis

Title

Osby Davis
Chairman, Housing Authority Board

Signature

Osby Davis

Date

3/26/09

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

City of Vallejo
PHA Name

CA 055
PHA Number/HA Code

| | |
|---|---------------------------------------|
| I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802) | |
| Name of Authorized Official <u>Osby Davis</u> | Title <u>Chairman of the Board</u> |
| Signature  | Date <u>April 15, 2009</u> |

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Joseph M. Tanner the Executive Director certify that the Five Year and
Annual PHA Plan of the Housing Authority of the City of Vallejo is consistent with the Consolidated Plan of
City of Vallejo prepared pursuant to 24 CFR Part 91.

 4/13/09

Signed / Dated by Appropriate State or Local Official