



# COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN 2022-2023

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*Housing and Community Services Department*

*40 Eldridge Ave, Suite 2*

*Vacaville, CA 95688*

# Executive Summary

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

### 1. Introduction

For the City of Vacaville, Community Development Block Grant (CDBG) funds have successfully provided resources to address unique community development needs. Since 1988, the City has received non-competitive entitlement funding from the U.S. Department of Housing and Urban Development (HUD) through this program. The statutory goals of the CDBG Program are to provide decent housing, a suitable living environment, and expand economic opportunities. These goals are to be directed towards extremely low, very low, low, and moderate-income persons. In Vacaville, the funds have supported non-profit social services programs, made street and sidewalk improvements in CDBG target areas, provided critical funding to sub-recipient organizations, and developed and improved public facilities to serve the low- and moderate-income community.

In 1995, HUD introduced a new consolidated application process for the CDBG Program. This process replaced all applications and planning requirements for CDBG with a single submission that satisfies the statutory requirements of the CDBG Program. This single submission is known as the Consolidated Plan. The Consolidated Plan (Con Plan) is intended to further CDBG goals through a collaborative process involving citizens and representatives of public, private non-profit, and for-profit entities involved in community development. The Con Plan process offers the community a chance to shape its various community development programs into effective, coordinated neighborhood and community development strategies.

Along with completion of the Con Plan, the City must also complete the Annual Action Plan for each program year in the Con Plan period. The Annual Action Plan is a document that provides a concise summary of the actions, activities, and programs that will take place during the program year to address the priority needs and goals that the City of Vacaville has identified in the consolidated planning process. This is the third year Annual Action Plan for Program Year 2022-2023 of the 2020-2025 Con Plan period.

### 2. Summarize the objectives and outcomes identified in the Plan

The City of Vacaville goals for the 2020-2025 period focus on identified priority needs and targets available resources toward goals that are designed to address those needs. Objectives or goals in the Con Plan include: supporting youth public services; affordable housing; homeownership assistance; housing counseling; improving public facilities and infrastructure; and economic development and public services to prevent, prepare for, and respond to coronavirus with the CDBG-CV funding allocation.

Proposed outcomes from these set objectives include:

Public Services: Supporting the Vacaville Neighborhood Boys and Girls Club and Leaven Kids with public service dollars to provide youth programming and operation of two Neighborhood Centers, and

Public Facilities and Infrastructure: Development of property on Brown Street for a multi-purpose social service/Housing and Community Services Department facility; improvements to the Mariposa Neighborhood Center facility; sidewalk repair program; sidewalk improvements in CDBG Target Areas; And improvements at the Vacaville Social Service Center, and

Public Services through use of CDBG-CV funds to address the impact of the COVID-19 pandemic: support Opportunity House homeless facility due to revenue loss and increased participants; funding mental health services; homeless prevention emergency grants, and funding for food banks or pantries, and

Affordable housing: Support of affordable housing through the Section 8 Housing Choice Voucher Program, and

First Time Homebuyer Assistance: Support down-payment assistance programs through an award from the CA Department of Housing and Community Development (HCD) HOME program, and

Housing counseling: Provide counseling programs through the HUD certified Vacaville Housing Counseling Agency.

These goals primarily focus on helping residents maintain and improve their quality of life in the City of Vacaville. To this end, the City of Vacaville will continue to support successful projects and programs that meet the needs of extremely low, very low, low, and moderate-income persons. Projects selected for funding in the five-year period will be managed as efficiently as possible in order to prioritize funding sources where they are most effective, while attempting to address a wide range of needs that exist in the City of Vacaville.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

For the previous Program Year, the City of Vacaville focused efforts on four main goals:

- Housing Counseling Services
- Improving neighborhood facilities and infrastructure
- Supporting Youth Public Services
- Supporting Affordable Housing

During the previous Action Plan period, CDBG funding was used to:

- Provide funding for the Vacaville Neighborhood Boys and Girls Club (VNBGC) and Leaven Kids. These programs provided youth development and leadership, neighborhood empowerment, social services, recreational, educational, crime prevention, and after school programs in the late afternoons and evenings and during the summer that primarily benefitted low- and moderate-income residents in the CDBG Target Areas.
- Provide oversight of the CDBG Program (staffing and supplies), as permitted by regulation. These activities included preparation of HUD mandated reports and program development and management. It also included work on homeless issues, coordination of social service networks and the Vacaville Social Service Center.
- Provide improvements to the Mariposa Center in order to allow for changing users and programs that serve children and youth in a low-income CDBG Target Area.
- Started preliminary activities for development of the Brown Street Social Services Center and Park project including architectural services.

Overall, the City's CDBG Program has been effective in addressing the priority needs of improving infrastructure/facilities, housing counseling services, support of youth public services, and supporting affordable housing as outlined in the 2020-2025 Con Plan. The City was able to leverage other state and federal grant funding as well as applying local funds to provide services for the other goals that the CDBG funding was unable to assist with. For example, through obtaining HUD Housing Counseling Grants the City has operated the Vacaville Housing Counseling Center, a HUD certified agency that provides housing counseling workshops and one-on-one counseling (at no fee to the participant). The City's Low Income Housing Asset Fund (LIHAF) has been the funding source to provide affordable housing activities in the City. LIHAFs were used to leverage Oak Grove affordable housing apartment project in order to gain competitiveness for funding applications. The City also committed local funding for the Allison Drive Transit Oriented Development affordable housing project. This, along with funding from the Solano Transportation Authority assists this project to close the funding gap and gain competitiveness for funding applications. The City was awarded \$500,000 in State HOME funding from the Department of Housing and Community Development (HCD) to support a First Time Homebuyer loan program. In December 2021, the City received an award of \$6.7M from the State Department of Parks and Recreation for a new park facility on City-owned property on Brown St. These funds will allow a new park and community center facility to be added to the multipurpose facility project.

#### **4. Summary of Citizen Participation Process and consultation process**

On May 27, 2022, a public notice was published in the Vacaville Reporter noticing the start of the 30-day period to comment on the draft 2022-2023 Annual Action Plan in both English and Spanish, in accordance with 24 CFR 91.105(e)(1). The comment period began May 27, 2022, and ended June 28, 2022. The public notice included notification of the public hearing/meeting

to be held at the City of Vacaville Council Chambers on June 28, 2022. Notices were also posted on the City of Vacaville website and FaceBook page with instructions on how to obtain a copy of the draft plans.

To foster review and comment from organizations, agencies, and community stakeholders, copies of the draft plans were sent directly through the CDBG listserv. Some of these organizations include; Catholic Charities of Solano, Vaca F.I.S.H., Child Start Napa-Solano, The Leaven, We Love Our City, Vacaville Neighborhood Boys and Girls Club, Eden Vacaville Housing Inc., Opportunity House, Connections For Life, Solano County Health and Social Services, and Legal Services of Northern California.

Public comments were accepted from May 27, 2022, through June 28, 2022. No public comment was received during the 30-day comment period and the plan was submitted to HUD for approval by the July 12, 2022 deadline.

**5. Summary of public comments**

None

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

None

**7. Summary**

None

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	City of Vacaville	Housing and Community Services Department

**Table 1 – Responsible Agencies**

**Narrative (optional)**

It is the intent of the City of Vacaville, as lead agency, to encourage and facilitate the participation of the residents of Vacaville in the formulation of priorities, strategies, and funding allocations in the Con Plan and the Annual Action Plan, substantial amendments, and performance review when funding has been allocated for one or more of the following five programs by the U.S. Department of Housing and Urban Development (HUD) [24 CFR Part 91]):

- Community Development Block Grant (CDBG)
- Neighborhood Stabilization Program (NSP)
- HOME Investment Partnerships (HOME)
- Emergency Solutions Grant (ESG)
- Housing Opportunities for Persons with Aids (HOPWA)

It is the responsibility of the Housing and Community Services Department (HCS) staff to monitor the programs’ activities and report on contract compliance to the City Council. It is also the responsibility of HCS staff to review and select requests for funds, review and process reimbursement requests and to communicate applicable policies and regulations and provide other technical assistance to service providers.

A Department Administrator will be assigned to oversee the CDBG funded programs. All contract related matters for the CDBG programs and activities, including: contract execution, performance reporting, monitoring, reimbursement of eligible expenses, and technical assistance will be carried out and/or supervised by the Administrator. All contracts will be approved by the HCS Director. Technical assistance is available to program sub-recipients and other service providers upon request. The response time to a request for technical assistance will take into account the availability of HCS staff and the level of expertise in the area of concern. HCS staff will defer to CPD's Basically CDBG for California manual and other CPD resource materials for guidance and may need to confer with the CDBG HUD representative prior to providing the assistance.

### **Consolidated Plan Public Contact Information**

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

#### **1. Introduction**

In the development of the Con Plan and this year's Action Plan, The City of Vacaville's Department of Housing Services (DHS) consulted with various city and countywide private and public agencies to obtain information on services within the City of Vacaville that assist persons with mental health or substance abuse issues, persons who are currently homeless or at risk of becoming homeless, persons who are victims of domestic violence, persons with physical and mental disabilities, and youth or elderly persons.

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

The City continues to collaborate with the Community Action Partnership Solano, JPA (CAP Solano JPA) as a board member and CAP Solano JPA Fiscal Agent. The purpose of CAP Solano JPA is to move people out of poverty and homelessness. The City participates with Solano County's Housing First Solano Continuum of Care as a board member. This group is made up of representatives from local government agencies and other organizations who are interested in sharing information and expanding and coordinating the services available to homeless and near homeless persons.

The Vacaville Housing Authority (VHA) and Solano County Health and Social Services Child Welfare Services Department (CWS) work together to identify potential applicants for the VHA's Family Unification Program (FUP) Section 8 Rental Assistance Vouchers. FUP vouchers are made available to families for whom the lack of adequate housing is a primary factor in the separation, or threat of imminent separation, of children from their families or in the prevention of reunifying the children with their families.

The DHS has established cooperative relationships with many agencies such as: the Workforce Investment Board and an agreement with the Solano County Department of Child Support Services to streamline client resources for the VHA; Memorandums of Understanding with Vacaville Solano Services Corporation, Vacaville Family Resource Center, and Resource Connect Solano (Coordinated Entry Operator for Solano County) in administration of HUD's Mainstream and Emergency Housing Voucher Programs; and a Memorandum of Understanding with Solano County Child Welfare Services in administration of HUD's Family Unification Program.

To better link services to the targeted population, DHS staff also maintains relationships with local, regional, state, and Federal agencies including, but not limited to: Solano County Department of Health and Social Services, California State Department of Housing and Community Development, and HUD.

**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.**

CAP Solano JPA is the designated Collaborative Applicant and HMIS Lead Agency for the local Continuum of Care (CoC) known as Housing First Solano. CAP Solano JPA is the Community Action Agency for Solano County and receives direct entitlement funding through the Community Service Block Grant program (CSBG) from California Department of Community Services and Development (CSD). The JPA also receives and



administers other federal, state and local grants. The City of Vacaville is one of the seven cities, along with the County of Solano, that comprise the CAP Solano JPA. CAP Solano JPA was established to provide oversight and coordination of homeless and safety net services to the residents of Solano County; to serve as the conduit for safety net funding support; to administer such funds and make grants available to non-profit entities for services to the homeless; to set policy and be the central agency for the oversight and technical assistance for the operation of homeless shelters, transitional housing, homeless assistance centers, community action councils and other safety net services; and to undertake such other programs as the Board of Directors may authorize. The City of Vacaville is a board member and acts as Fiscal Agent and Program Administrator of the CAP Solano JPA grants and programs and is a Board member of Housing First Solano.

In 2016, CAP Solano, JPA commissioned the development of a 5-Year Regional Plan to Respond to Homelessness in Solano County. Key aspects of the plan include: service providers (including first responders), faith community, local government (cities and County; CAP Solano JPA) working together to try to improve how various systems operate collaboratively to make progress toward a shared vision, building from the community needs assessment conducted in 2015 as part of CAP Solano JPA's Community Services Block Grant Community Action Plan, and acknowledging and incorporating the existing programs, resources, and services currently available throughout the County to prevent and respond to homelessness. The 5-year Strategic Plan: Neighbors Helping Neighbors: Forward Together was approved in March 2017. The plan aims to leverage the strengths, address the gaps, and seek opportunities to communicate, collaborate, and coordinate throughout the County. The Plan was updated in November 2017 based on the 2017 Housing Inventory Count and Point-in-Time Count conducted in January 2017.

In 2019, the Plan was again updated to include the No Place Like Home Addendum which describes the service needs and service strategies for people who are experiencing both homelessness and mental illness. In February 2021, CAP Solano JPA approved an updated Strategic Action Plan that will guide CAP Solano JPA's next steps in implementing the Plan.

Other member agencies of the COC have established private/non-profit partnerships to address the needs of homeless persons within the jurisdiction. For example, the Rocky Hill Veteran affordable apartments has teamed with Veterans Affairs, Caminar and Community Action North Bay to provide on-site supportive services for residents in the VASH program.

To further address regional homeless issues in Solano County, the City of Fairfield formed a Regional Homeless 2 x 2 Subcommittee with the intent to work with two elected representatives from Vacaville, Suisun City, and Solano County. On March 8, 2022, City Council appointed two City Councilmembers to the Regional Homeless 2 x 2 Subcommittee so that Vacaville is formally represented at these meetings and the Council

and the community can receive periodic updates from the representatives during City Council meetings. This Subcommittee would consider options and opportunities to work collaboratively in creating and implementing a regional response to homelessness, such as a regional Navigation Center and other responses.

Meeting discussions of the 2 x 2 have also included developing a Regional Navigation Center Plan (Plan). The Plan currently considers several potential projects: formalizing the Homeless 2 x 2 Subcommittee by forming a Solano Executive Commission on Homelessness to build on CAP Solano, JPA's work and focus on regional policy and implementation strategies; expansion of the only homeless shelter in Solano County in Fairfield to include a Navigation Day Center; construction of a new Shelter and Navigation Day Center in Vallejo (location TBD); and creation of a satellite Navigation Day Center in Vacaville (location TBD).

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

Not applicable; the City does not receive ESG funding.

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

<b>1</b>	<b>Agency/Group/Organization</b>	Vacaville Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Persons with Disabilities Services-homeless Service-Fair Housing Other government - County Other government - Local Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted with to provide data and/or input for relevant Action Plan sections.

2	<b>Agency/Group/Organization</b>	City of Vacaville Community Development Department
	<b>Agency/Group/Organization Type</b>	Housing Other government - Local Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted with to provide data and/or input for relevant Action Plan sections.
3	<b>Agency/Group/Organization</b>	City of Vacaville Police Department
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Housing Needs - Victims of Domestic Violence

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Information and data provided from Family Resource Center, a division of the Vacaville Police Department and the Community Response Unit (CRU).
4	<b>Agency/Group/Organization</b>	Vacaville Community Welfare Association
	<b>Agency/Group/Organization Type</b>	Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Service information included in relevant sections.
5	<b>Agency/Group/Organization</b>	Opportunity House
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Opportunity House provides an annual status report to the City on activity and service at the shelter.
6	<b>Agency/Group/Organization</b>	Community Action Partnership of Solano, JPA
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Services-Employment Other government - County Other government - Local Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Reviewed reports for the completion of relevant Action Plan sections. City is an active board member on the JPA a collaborative applicant for Continuum of Care funding.
7	<b>Agency/Group/Organization</b>	Solano County Health and Social Services Department
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Agency - Emergency Management Other government - County Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Reviewed data for the completion of relevant Action Plan sections. H&SS includes Child Welfare Services and will continue to provide referrals to the VHA for the FUP. VHA will provide referrals for programs offered by H&SS

8	<b>Agency/Group/Organization</b>	Caminar Solano County
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Reviewed data for the completion of relevant Action Plan sections. Continue to review information provided by Caminar as the Coordinated Entry System Administrator.

**Table 2 – Agencies, groups, organizations who participated**

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

The City of Vacaville considers all agencies providing social services within the jurisdiction for consultation on the Action Plan.



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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Continuum of Care - Solano County	- Improve access to mainstream resources for homeless. Ensure sufficient outreach to homeless, at-risk families, and non-chronically homeless individuals and provide for their basic needs- Further Strengthen self-sufficiency supports for homeless people moving out of homelessness
5-year Agency Plan	City of Vacaville Housing Authority	- Improve quality of assisted housing- Provide an improved living environment- Ensure equal opportunity and affirmatively further fair housing
CAP Solano, JPA 2022 and 2023 Community Action Plan	Community Action Partnership of Solano, JPA	- Obtain and maintain adequate housing and suitable living environment
Housing Element 2015-2023	City of Vacaville	- Affordable housing services/development
Plan Bay Area 2050	Association of Bay Area Governments	- Regional Housing Need Allocation (RHNA) affordable housing requirements
Sustainable Communities Strategy	Plan Bay Area	- Regional Housing Need Allocation (RHNA) affordable housing requirements

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

**AP-12 Participation – 91.105, 91.200(c)**

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

TBD

**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	Minorities  Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Public noticing in the <i>Vacaville Reporter</i> , a local newspaper in both English and Spanish.	No Comments Received	No Comments Received	

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	Internet Outreach	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community	Posted draft AAP on city website. Sent email notification of the AAP draft for public comment through CDBG listserv.	No Comments Received	No Comments Received	

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)
3	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	Public meeting to be held June 28, 2022 at City Council Chambers, 650 Merchant Street at 6pm.	No Comments Received	No Comments Received	

Table 4 – Citizen Participation Outreach

## Expected Resources

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

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Public Improvements Public Services	507,903	0	766,865	1,274,768	924,372	Community Development Block Grant

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 8	public - federal	Housing	13,500,000	0	0	13,500,000	22,500,000	Housing Choice Voucher (Section 8) Program
Other	public - federal	Housing Counseling Grant	19,355	0	0	19,355	37,767	Anticipated award from HUD for operation of the Vacaville Housing Counseling Agency.
Other	public - state	Down Payment Assistance FT HB	500,000	0	164,697	664,697	150,000	Down payment assistance for low/moderate income households. Initial grant of \$500,000 remainder expected from recapture.
Other	Public-local	Low Income Housing Asset Fund	3,915,000	0	0	3,915,000	1,885,000	Low-income housing asset fund set aside for the development/preservation of affordable housing.
Other	Public-federal	CDBG-CV	821,286		821,286	821,286	0	Prevent, prepare for, and respond to coronavirus.

**Table 5 - Expected Resources – Priority Table**

### Anticipated Resources

The anticipated resources section of the strategic plan describes the City of Vacaville’s financial resources for the duration of the 2020-2025 Consolidated Plan. The financial resources listed are not all encompassing but serve to illustrate the City’s ability to use federal and local funding to address the priority needs and goals put forth in this plan. The funds are anticipated to be utilized by various regional and local government

entities as well as the service providers which serve Vacaville and include:

- CDBG Funds
- HOME Grant Funds
- HUD Housing Counseling Grant Funds
- Housing Choice Voucher Program (Section 8) Funds
- Low Moderate Income Housing Asset Fund
- CDBG-CV Funds

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

CDBG and other funds as leveraged will be used to support social service activities and programs that serve the rapidly growing needs of low- and moderate-income persons in the community. CDBG provides funding leveraged with donations and other grant funding obtained by Vacaville Neighborhood Boys & Girls Club and Leaven Kids to support youth services at the Neighborhood Centers in CDBG Target Areas.

In May 2019, the City of Vacaville was awarded a grant from the National Endowment for the Arts for a public art project at the Rocky Hill Trail in Vacaville. The property, located in a CDBG Target Area, was purchased with CDBG funds for public recreation use and the public art piece will enhance the trail and property. No CDBG funds would be allocated to the project. The grant, known as a Challenge America grant, provided \$10,000 to the City for the project. The City matched the \$10,000 grant with another \$10,000 – a requirement of the grant – for a total of \$20,000 for the project. Challenge America grants support projects that extend the reach of the arts to underserved populations - those whose opportunities to experience the arts are limited by geography, ethnicity, economics, or disability. The project is currently underway and completion is expected by 06/30/2022.

The City continues to work towards the development of a multipurpose facility on the Brown Street site. The City will leverage low- and moderate-income housing funds to begin site planning for the multipurpose facility that will include a community room, non-profit meeting and office spaces, the City of Vacaville Housing Services Department offices. The City was successful in obtaining a State Parks Department grant (Statewide Parks Program) for an additional \$6.7M for development of recreational features on the site. As a requirement of the Statewide

Parks Program grant, the City conducted a series of public community meetings (6 meetings in total) to gather feedback on what recreational features are most desired if the grant was awarded to the City. The City is now conducting the preliminary activities required to complete CEQA as required by the State to access grant funds. Funds are anticipated to be available sometime before the end of the calendar year and can be leveraged with CDBG funds for the public recreation components of the site. In addition to use of Statewide Parks Program and CDBG funds (including program income from the sale of Buck-Eldridge property) and/or Section 108 loan funds for the development, Section 8 Administrative Fee Funds may also be leveraged for fixtures and furnishings of the Housing Authority Administrative offices.

The City receives a HUD Housing Counseling grant annually to support the Vacaville Housing Counseling Agency, the only HUD certified Housing Counseling Agency in the County. The current Housing Counseling grant is \$19,355. The City supports the remaining costs for the program from the local Housing and Community Services annual department budget.

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

In March 2017, the City of Vacaville executed a Disposition, Development and Loan Agreement with Petaluma Ecumenical Properties Inc. to develop 60 units of affordable senior housing on a 1.82-acre vacant City-owned lot on the corner of Elmira Road and Shasta Drive. The property ownership transferred to the developer and the project broke ground in July 2021. The project is anticipated to be completed in May 2023.

On July 28, 2020, the City entered into a Disposition, Development and Loan Agreement (DDLA) with Eden Oak Grove Investors LP to develop affordable housing on 1.36 acres of city owned property at Orchard Avenue. On January 11, 2022, City Council approved an amendment to the DDLA to finalize a project of 60 units of rent restricted senior housing with the potential for housing for disabled seniors. The developer is currently working on obtaining financing for the project.

On September 28, 2021, the Vacaville City Council approved a Disposition, Development, and Loan Agreement with CFY Development, Inc. for development of affordable apartments on City-owned property on Allison Drive. On February 8, 2022, City Council approved the final revised project to construct a 135-unit affordable apartment project on the vacant 3.65-acre site. The developer is currently working on obtaining financing for the project.

The Trower and Mariposa Neighborhood Centers are public facilities currently under lease with youth service organizations to maintain services in the CDBG Target Areas. Through Facility Use Agreements and CDBG funding support, youth service organizations are enabled to keep the



centers operating. Trower Neighborhood Center is operated by the CDBG sub-recipient Vacaville Neighborhood Boys & Girls Club and serves youth within the CDBG Target Area. Child Start and Leaven Kids operate programs from the Mariposa Neighborhood Center and provide preschool and youth programming within the CDBG Target Area.

The City of Vacaville provides space at its Vacaville Social Services Center for community organizations providing services to low- to moderate-income clients. Current tenants include Vaca FISH and Catholic Charities of Solano. Vaca FISH is a food pantry providing free food for income eligible participants and Catholic Charities of Solano provides group and individual counseling for anger management and parenting skills for low- to moderate- income clients.

### **Discussion**

The City will continue to work with private and non-profit developers and non-profit agencies to address housing needs and support public services in the community as identified in the 5-Year Consolidated Plan. Additional upcoming projects include:

On June 11, 2019, the City Council approved an update to the Housing Disposition and Development Strategy that included use of the City-owned property at Scoggins Court and East Monte Vista Avenue for affordable housing development. HCS staff then began having informal discussions with Solano-Napa Habitat for Humanity (Solano-Napa Habitat) to develop the property for a homeownership, owner-occupied, development. On September 22, 2020, the City Council approved an Exclusive Negotiating Rights Agreement (ENRA) with Solano-Napa Habitat. During the ENRA period, Solano-Napa Habitat: determined the physical and land title conditions of the property and land use entitlements required, conducted feasibility studies and other due diligence, and began to identify financing feasibility. Also during the ENRA period, staff negotiated business points that included, but are not limited to: number of for-sale units, affordability restrictions, and monetary assistance.

## 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	Support Youth Public Services	2020	2025	Non-Housing Community Development	Core Target Area	Public Service – Youth	CDBG	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Improving Public Facilities and Infrastructure	2020	2025	Non-Housing Community Development	Core Target Area	Public Facility – Youth Special Needs – Accessibility	CDBG	Public improvement activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Support Affordable Housing	2020	2025	Affordable Housing	Core Target Area Leisure Town Target Area Mariposa Target Area	Housing – Rental	Section 8	Tenant-based rental assistance / Rapid Rehousing: 1230 Households Assisted
4	Homeownership Assistance	2020	2025	Affordable Housing	Core Target Area	Housing – Homeownership Assistance	State HOME	Households Assisted Direct Financial Assistance to Homebuyers: 6 Households

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Housing Counseling	2020	2025	Affordable Housing	Core Target Area Leisure Town Target Area Mariposa Target Area	Housing	Housing Counseling Grant	Public service activities for Low/Moderate Income Housing Benefit: 35 Persons Assisted
6	Public Services	2020	2025	Non-Housing Community Development	Core Target Area Leisure Town Target Area Mariposa Target Area	Public Services	CDBG CARES Funding	Support public services to prevent, prepare for, and respond to the COVID-19 pandemic.  Benefit: 300 households

**Table 6 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Support Youth Public Services
	<b>Goal Description</b>	Providing funding for youth public services that benefit low to moderate income persons or households, which includes staff funding for Vacaville Neighborhood Boys and Girls Club and Leaven Kids for the duration of the consolidated planning period.

2	<b>Goal Name</b>	Improving Public Facilities and Infrastructure
	<b>Goal Description</b>	Make improvements to the neighborhood facility buildings that enable long-term occupancy and increase energy efficiency of neighborhood centers. Improve public infrastructure and facilities by leveraging funding for City CIP projects serving low-moderate areas/clientele. Develop multipurpose facility on Brown Street to serve LMA benefit that will include recreational, social services and City Housing Services offices.
3	<b>Goal Name</b>	Support Affordable Housing
	<b>Goal Description</b>	Support City affordable housing rehabilitation/preservation/development activity, Section 8 program and other affordable housing related activity in the City.
4	<b>Goal Name</b>	Homeownership Assistance
	<b>Goal Description</b>	Support down payment assistance for low- to moderate-income households and housing counseling for low and moderate-income persons.
5	<b>Goal Name</b>	Housing Counseling
	<b>Goal Description</b>	Support Housing Counseling activity through the HUD Certified Vacaville Housing Counseling Center.
6	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Support public services to prevent, prepare for, and respond to the COVID-19 Pandemic.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following projects aid in achieving a portion of the CDBG long term goals of improving public infrastructure and facilities, supporting youth public services and administration of the CDBG program. The City has identified projects based on availability of other funding sources serving identified goals, prioritization of funding and preserving operation and services at the Neighborhood Centers.

#### Projects

#	Project Name
1	Mariposa Neighborhood Center
2	Planning and Administrative
3	Youth Public Service
4	Brown Street Multipurpose Facility
5	VSSC
6	Prevent, prepare for and respond to the COVID-19 Pandemic

Table 7 – Project Information

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

The City has identified projects based on availability of other funding sources serving identified goals, prioritization of funding and preserving operation and services at the Neighborhood Centers. Many funding sources, local and county-wide, have been allocated to funding homeless services through CAP Solano JPA and the Continuum of Care and meeting affordable housing goals through funding sources from the Section 8 program, HOME and HUD grants and local Housing Services Department funds. The small allocation from CDBG has been prioritized to serve the CDBG Target Areas in projects that are aimed at supporting residents in the CDBG Target Areas.

Public Facility and Improvements: The City has allocated CDBG funding for the development and construction of a multi-purpose public facility and neighborhood park to provide youth focused activities and social services in the Core Target area. This multi-purpose public facility will provide a venue for neighborhood recreational activities, social services, and development of a youth center in partnership with Boys & Girls Club. The facility will also expand social services by bringing various non-profit groups into one centralized location. The City anticipates that the multi-purpose public facility situated adjacent to the County Social Service Center will create a “larger” campus that will provide the community with convenient access. In December 2021, the City was awarded \$6.7M in State Parks Department Statewide Parks Program (SPP) grant funds. The SPP funds will be used for recreational



features on the site, along with leveraging CDBG and local funds.

CDBG allocation has been prioritized in improving the Vacaville Social Service Center and Mariposa Neighborhood Center for long term use to serve low-mod clientele and youth in the area.

Public improvement projects are prioritized by the City CIP (Capital Improvement Plan) project list and identified facility needs in the CDBG Target Areas. Activities prioritized for this AAP period are: The Mariposa Neighborhood Center and the Brown Street Multipurpose project as previously mentioned.

#### Public Services:

In order to maintain operation of the Neighborhood Centers, CDBG public service funding will be used to fund operations for Vacaville Neighborhood Boys and Girls Club at the Trower Center and Leaven Kids at the Mariposa Center. Prioritizing public service dollars for youth services was identified as a high priority from the community needs assessment survey and a five-year goal in the Con Plan.

#### Other:

Other activities include planning and administration of the CDBG program and activities to prevent, prepare for and respond to the COVID-19 Pandemic.

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	Mariposa Neighborhood Center
	<b>Target Area</b>	Mariposa Target Area
	<b>Goals Supported</b>	Improving Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facility - Community Center Public Facility - Parks and Recreation Public Facility - Youth Public Facility - Child Care
	<b>Funding</b>	CDBG: \$85,000
	<b>Description</b>	To continue improving building space at the Mariposa Neighborhood Center to enable continued long-term occupancy for non-profit tenants and organizations.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	45 LMI Households
	<b>Location Description</b>	Mariposa Neighborhood Center
	<b>Planned Activities</b>	To continue improvements including Key Card access to the building, playfield surface improvements, interior flooring improvements and new signage.
<b>2</b>	<b>Project Name</b>	Planning and Administrative
	<b>Target Area</b>	Core Target Area Leisure Town Target Area Mariposa Target Area
	<b>Goals Supported</b>	Support Youth Public Services Improving Public Facilities and Infrastructure

	<b>Needs Addressed</b>	Public Service - Housing Counseling Public Service - Health / Mental Health Public Service - Senior Special Needs - Domestic Violence Special Needs - Substance Abuse Special Needs - Homeless Special Needs - Crime Neighborhood Services - Graffiti Neighborhood Services - Employment Training
	<b>Funding</b>	CDBG: \$101,580
	<b>Description</b>	Administration of the CDBG program.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A – Administration of the CDBG program
	<b>Location Description</b>	40 Eldridge Ave. Suite #2 Vacaville, CA 95688
	<b>Planned Activities</b>	Administration of the CDBG program and other programs benefiting households with income less than 80% AMI
<b>3</b>	<b>Project Name</b>	Public Services - Youth
	<b>Target Area</b>	Core Target Area
	<b>Goals Supported</b>	Support Public Services
	<b>Needs Addressed</b>	Public Service - Youth
	<b>Funding</b>	CDBG: \$76,185
	<b>Description</b>	Funding to support staffing for youth development, empowerment, and leadership, including educational and social skills
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	VNBGC: 50 LMI households Leaven Kids: 25 LMI households Total: 75 LMI Households
	<b>Location Description</b>	Trower and Mariposa Neighborhood Centers

	<b>Planned Activities</b>	Vacaville Neighborhood Boys and Girls Club Program- \$71,185 Leaven Kids Program - \$5,000
4	<b>Project Name</b>	Brown Street Multipurpose Facility
	<b>Target Area</b>	Core Target Area
	<b>Goals Supported</b>	Improving Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facility - Community Center Public Facility - Parks and Recreation
	<b>Funding</b>	CDBG: \$721,865
	<b>Description</b>	Development of the City-owned property located on Brown Street. The site is planned to include a multi-purpose City facility to house the Department of Housing and Community Services, non-profit/other agency/community offices and shared meeting spaces, an outdoor recreation component, and community center. Funds will be used for CDBG eligible project components with other expenses paid with other sources such as the Statewide Parks Grant awarded to the City in December 2021.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	LMA benefit for Core Target Area
	<b>Location Description</b>	Brown Street
	<b>Planned Activities</b>	Continued Predevelopment, Planning/Design, National Environmental Protection Act compliance, and start of construction.
5	<b>Project Name</b>	Vacaville Social Service Center
	<b>Target Area</b>	Core Target Area
	<b>Goals Supported</b>	Improving Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facility - Community Center Public Service - Health / Mental Health Special Needs - Domestic Violence Special Needs - Substance Abuse
	<b>Funding</b>	CDBG: \$20,000

	<b>Description</b>	To continue improving building space at the Vacaville Social Service Center to enable continued long-term occupancy for non-profit tenants and organizations.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Low Income Households Benefiting: Catholic Charities of Solano: 30 LMI persons VacaFISH: 150 households TOTAL: 180 LMI households/persons
	<b>Location Description</b>	40 Eldridge Avenue, Suite 9A and 9B
	<b>Planned Activities</b>	Vacaville Social Services Center: \$20,000
6	<b>Project Name</b>	Sidewalk Repair Program
	<b>Target Area</b>	City of Vacaville City Limits
	<b>Goals Supported</b>	Improving Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facility – Street Improvements
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	To provide grants to low- to moderate-income households to make sidewalk repairs identified by the City as a safety hazard under Municipal Code Section 12.30, Sidewalk Repair and Maintenance.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 - 50 LMI households
	<b>Location Description</b>	City of Vacaville City Limits
	<b>Planned Activities</b>	40 – 50 grants for sidewalk repair and maintenance
7	<b>Project Name</b>	Sidewalk Improvements
	<b>Target Area</b>	Core Target Area Leisure Town Target Area Mariposa Target Area

	<b>Goals Supported</b>	Improving Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facility – Street Improvements
	<b>Funding</b>	CDBG: \$170,138
	<b>Description</b>	Funds will be used for sidewalk improvements and installation of ADA ramps within the CDBG Target Areas.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	900 persons
	<b>Location Description</b>	Sidewalk ADA - Multiple locations within CDBG Target Areas
	<b>Planned Activities</b>	Sidewalk improvements and installation of ADA ramps
8	<b>Project Name</b>	COVID-19 Response
	<b>Target Area</b>	Core Target Area
	<b>Goals Supported</b>	Prevent, Prepare for and Respond to coronavirus
	<b>Needs Addressed</b>	Public Service
	<b>Funding</b>	CDBG CARES: \$821,286
	<b>Description</b>	To prevent, prepare for and respond to the COVID-19 pandemic.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeless – 250 persons Mental Health Supports – 15 Homeless Prevention Emergency Grants – 33 households Food Security – 75 households Total: 373 persons/households
	<b>Location Description</b>	Planning and Admin – 40 Eldridge Ave. Suite #2 Vacaville, CA 95688 Opportunity House – 267 Bennett Hill Court, Vacaville, CA 95688 Homeless Prevention Grants – 650 Merchant Ave, Vacaville, CA 95688 Various - Homeless

	<b>Planned Activities</b>	Planning and Admin - \$164,257 Opportunity House Homeless Shelter Operations - \$200,000 Mental Health Supportive Services - \$250,000 Homeless Prevention Emergency Grants - \$132,029 Food Security - \$75,000
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## **AP-50 Geographic Distribution – 91.220(f)**

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

While the City of Vacaville has three target areas (Core, Leisure Town, and Mariposa Target Areas) that meet HUD’s requirements to be designated as a target neighborhood in which CDBG funds can be distributed, during PY 2022-2023, assistance will be directed to the Core and Mariposa Target Areas. The remaining funding will be used to support public services that serve low- and moderate-income residents with the city limits of the City of Vacaville.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Core Target Area	41%
Leisure Town Target Area	0%
Mariposa Target Area	5%

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The rationale for this distribution is that it is based on previous allocations that reflect the City’s commitment to improve and expand affordable housing, to acquire and improve public facilities, and to provide public services to lower income neighborhoods. It also includes long term commitments to the development of facilities that are providing or will provide services to low- and moderate-income households in the future. A map of the target areas in Vacaville can be found in the Appendix of this Plan.

### **Discussion**

The City of Vacaville has prioritized funding in these target areas because it is the City of Vacaville’s goal to promote a viable community by creating a concentration of activity for strategic and visible impacts that deliver greater efficiencies and generates positive changes within the community. Services to the youth have continued in this area through the City of Vacaville’s partnership with Child Start, which provides day care pre-school activities, and Leaven Kids, who provide youth services at the Mariposa Center. The Vacaville Neighborhood Boys and Girls Club provide services to youth in the Core Target Area and have operated the Trower Neighborhood Center with the assistance of CDBG funds.



# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The City of Vacaville is finalizing a Housing Strategy to address the overall housing needs of the city, including affordable housing. Development of the strategy included conducting several technical analyses including a socioeconomic context assessment and residential market demand study as well as engaging the community using a robust public involvement approach. This work will culminate in a series of recommended strategies to meet the community’s housing objectives. The strategy will be used to direct the City’s resources and quantify the housing needs to better serve the community. For existing sources and programs, HOME funds will be used for grants to first time homebuyers. Rental assistance will also be available through HUD Section 8 Vouchers which are administered by the Vacaville Housing Authority.

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	1168
Special-Needs	
Total	1168

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1161
Total	1161

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

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Vacaville does not have public housing units. This section is not applicable.

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

The City of Vacaville does not have public housing units. This section is not applicable.

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

The City of Vacaville does not have public housing units. This section is not applicable.

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

The PHA is not designated as troubled.

### **Discussion**

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

### **Introduction**

The City of Vacaville provides referrals to social services agencies that provide housing supportive services to special needs populations who are not homeless to reach extremely low- and very low-income households. For example, Caminar for Mental Health Solano County (Caminar) provides crisis shelter and case management services to people with extreme mental illness. Caminar's crisis facility is located in Fairfield, but as part of Solano County, Vacaville residents are eligible to receive services. Caminar is also the administrator for the established coordinated entry system, Resource Connect Solano.

The City of Vacaville also works with Vacaville Opportunity House and SHELTER Solano, Inc. to identify and develop strategies that support and promote emergency shelter and transitional housing in the city.

### **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**

Every two years, during the last 10 days of January, communities across the country conduct comprehensive counts of the local homeless populations in order to measure the prevalence of homelessness in each local Continuum of Care. The 2021 Solano County Point-in-Time Count (PIT) was postponed until February 2022 due to the COVID-19 pandemic. The 2022 PIT Count results are not yet available. The 2019 Solano County PIT was a community-wide effort conducted January 23, 2019. In the weeks following the street count, a survey was administered to 432 unsheltered and sheltered individuals experiencing homelessness in order to profile their experience and characteristics. Results of the PIT Count showed a reduction in the number of homeless from 1,232 in 2017 to 1,151 in 2019. Some of the results of the survey include:

93% of homeless showed interest in obtaining permanent housing

74% male, 26% female, <1% transgender

The highest self-reported health condition affecting housing stability was alcohol and drug abuse (27%) followed by post-traumatic stress disorder (16%)

65% of survey respondents claimed to be receiving government assistance

6% of those surveyed had completed an assessment with the County coordinated entry system

The City has committed to providing over \$60,000 annually for three years to continue support of the Coordinated Entry system in Solano County. Solano County's CES, known as Resource Connect Solano,

connects homeless individuals and families, especially highly vulnerable individuals and families who are homeless, to the community's network of homeless services and housing resources while streamlining, standardizing, and coordinating the current homeless intake, assessment, and referral process.

The City of Vacaville Police Department implements the Community Response Unit (CRU). CRU is a quality-of-life "community policing" unit. A primary responsibility of this unit is interacting with homeless persons and connecting them with resources. CRU works closely with service providers to provide resources to homeless they contact. CRU's goal is to contact and assist all homeless in the City of Vacaville to build relationships and trust within the homeless community to better serve and connect them to resources and/or with family who can assist them to move to permanent housing.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

To further address regional homeless issues in Solano County, the City of Fairfield formed a Regional Homeless 2 x 2 Subcommittee with the intent to work with two elected representatives from Vacaville, Suisun City, and Solano County. On March 8, 2022, City Council appointed two City Councilmembers to the Regional Homeless 2 x 2 Subcommittee so that Vacaville is formally represented at these meetings and the Council and the community can receive periodic updates from the representatives during City Council meetings. This Subcommittee would consider options and opportunities to work collaboratively in creating and implementing a regional response to homelessness, such as a regional Navigation Center and other responses.

Meeting discussions of the 2 x 2 have also included developing a Regional Navigation Center Plan (Plan). The Plan currently considers several potential projects: formalizing the Homeless 2 x 2 Subcommittee by forming a Solano Executive Commission on Homelessness to build on CAP Solano, JPA's work and focus on regional policy and implementation strategies; expansion of the homeless shelter in Solano County in Fairfield to include a Navigation Day Center; construction of a new Shelter and Navigation Day Center in Vallejo (location TBD); and creation of a satellite Navigation Day Center in Vacaville (location TBD). The City of Vacaville approved \$800,000 in American Rescue Plan Act funds towards the Vacaville Navigation Day Center.

The Opportunity House is a 48-bed homeless facility located in the Core Target area. It is operated by Vacaville Solano Services Corporation (VSSC), who also administers a transitional housing program. In addition to providing food and shelter to homeless individuals and families, the shelter implements a three-step program that promotes self-sufficiency. By the time an individual moves to the third and final step of the program, they are employed, seeking affordable housing, have the knowledge to create and manage a budget, and have a savings fund. Opportunity House also provides beds through an existing Prop 47 grant to individuals exiting the prison system. The My Friend's House involves youth programs designed to meet the immediate needs of local homeless and at-risk youth – to reach, connect with, and begin serving them *before* they become victims of drugs, trafficking, street gangs, or jail. Located in Vacaville, My Friend's House provides an outreach and a low-barrier shelter program for Solano County teens who are homeless or are at-risk of experiencing homelessness.

In 2020, the City contracted with VSSC for a six-month pilot program to provide four (4) shelter beds for CRU to place homeless person eligible for VSSC's services. The City also contracted with VSSC to provide an Outreach Worker to provide additional opportunities to connect homeless persons with resources. In March of 2021, City Council voted to expand the number of shelter beds at VSSC to eight (8) and to add five (5) beds at the existing regional homeless shelter, SHELTER Solano.

**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 Vacaville Housing Authority (VHA) administers several special purpose voucher programs that assist homeless persons make the transition to permanent housing.

The first is the Family Unification Program (FUP). These vouchers serve two different populations:

- Families for whom the lack of adequate housing is a primary factor in:
  - The imminent placement of the family's child or children in out-of-home care, or the delay in the discharge of the child or children to the family from out-of-home care
  - Youth at least 18 years old and not more than 24 years old who left foster care at age 16 or older and who lack adequate housing.

The VHA receives referrals from the Solano County Child Welfare Department (CWS). Families referred by CWS will have at least 6 months of case management to ensure the families' success under the program.

The VHA administers Department of Housing and Urban Development (HUD) - Veterans Administration Supportive Housing (HUD-VASH) vouchers. These vouchers combine HUD's Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).

The VHA also administers Emergency Housing Vouchers to assist individuals and families who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability.

The VHA is collaborating with Solano County's recently formed Housing Outreach Partnership and Engagement (HOPE) team to establish a partnership to provide case management for Mainstream

Voucher and Emergency Housing Voucher applicants and participants to allow them to successfully obtain and maintain housing.

The VHA administers HUD Mainstream Vouchers. Mainstream vouchers assist non-elderly persons with disabilities. The VHA has established a limited-preference on its waitlist for Mainstream eligible families that are homeless. The VHA receives referrals from local community partners assisting eligible families experiencing homelessness.

**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 Vacaville Housing Authority (VHA) administers special Family Unification Program (FUP) vouchers that serve two different populations:

- Families for whom the lack of adequate housing is a primary factor in:
  - The imminent placement of the family's child or children in out-of-home care, or the delay in the discharge of the child or children to the family from out-of-home care
  - Youth at least 18 years old and not more than 21 years old who left foster care at age 16 or older and who lack adequate housing.

The VHA receives referrals from the Solano County Child Welfare Department (CWS) and First Place for Youth (FPFY). Families referred by CWS will have at least 6 months of case management to ensure the families' success under the program. Youth referred by FPFY agree to participate in individualized success plans to develop the skills necessary for successful independent living.

The Family Resource Center (FRC) assists with family issues and serves as a one-stop resource to other service and assistance agencies serving Vacaville residents. The FRC is a free drop-in referral and information center for Vacaville residents. FRC provides homeless prevention assistance to promote self-reliance and self-improvement. FRC is a division of the Vacaville Police Department with on staff social workers providing services.

## **Discussion**

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

### **Introduction:**

As noted in the Strategic Plan section of the Consolidated Plan, the following public policies may have a negative impact on the development and/or maintenance of affordable housing.

**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**

### **State Housing Legislation**

In 2019, the California legislature passed, and Governor approved, new legislation impacting the housing industry. Effective January 1, 2020, the laws will impact the development process in many ways, from streamlining local permitting procedures for eligible projects to tenant protections and new incentives for financing affordable housing. The new laws also obligate local government to undertake updates in their housing plans and plan for growth, among other requirements. The series of housing bills are meant to increase the production of housing in the state and will have an effect on Vacaville’s production of affordable housing over the next few years, however the effectiveness has yet to be determined.

### **Zoning Ordinances**

Vacaville’s General Plan housing mix policy specifies that there should be the following “approximate” housing mix:

- 60% standard single-family-detached units;
- 20% moderate density units (zero-lot-line single-family units, mobile homes, duplexes, triplexes, and townhouses); and
- 20% apartment-type units (garden apartments, condominiums).

This policy provides a broad goal for residential development but is not itself a barrier to the development of affordable housing. This can be tested by determining if there is an inadequate inventory of lands to meet the City’s share of the regional housing need, especially for low and very-low income units. Another factor in determining whether this policy constrains development is whether there has actually been construction of affordable units.

In addition, the City has initiated the development of a city-wide Housing Strategy to combat impediments to developing affordable housing and other varieties of housing that would contribute to the affordability of housing in the City and meet the needs of the growing population.

### **Building Codes**

While building code requirements improve safety and energy efficiency in homes, modern codes make the construction of homes more costly than years ago. While following the California Building Code (CBC) may lead to increased costs of construction, reducing building code requirements may lead to long-term health and safety risks.

The City of Vacaville 2015-2023 Housing Element estimates the rehabilitation needs, building code, and HQS violations for older homes constructed prior to 1980 in the CDBG target areas. 2,609 units constructed before 1980 were surveyed. Of the 2,609 units, 894 units required repairs costing under \$20,000 to improve curb appeal of the unit. 922 units required repairs within three years to avoid structural damage. An additional 387 units required significant repairs to correct structural deficiencies; 17 units had extensive damage to the exterior and are categorized as having major structural deficiencies. Of the units surveyed, approximately 51% require rehabilitation.

### **Fees and Charges**

The cost of development impact fees is a necessary component of new construction. Without adequate development impact fees, the City would be unable to serve future growth with adequate infrastructure. It should be noted that the City has no control over fees assessed by other local agencies such as the school districts or Solano County.

Vacaville also has established several Community Facilities Districts (CFD). The City has been tasked with the need to establish new funding sources to continue to provide public safety services. The formation of CFDs as a funding source is intended to mitigate the added cost of providing public safety services for new development and hopefully avoid any degradation of public safety services to current residents, since by law, funding for public safety services is limited to general fund sources.

Developers often find Development Impact Fees burdensome and costly, however the City is undergoing an update and fee study of its fee structure that will ultimately impact the affordable housing projects. In order to assist affordable housing, in November of 2019, Council enacted a program that permits builders of multi-family residential developments to defer payment of City Development Impact Fees from the time of building permit issuance to the earlier of the temporary service electrical inspection by the Community Development Building Division, or six (6) months from when the building permit was issued.

### **Development Code**



Restrictions and requirements due to development code often causes financial burden for affordable housing development. To help address these requirements, on January 14, 2020, City Council approved to modify the City's methodology for charging development impact fees (DIFs) for accessory dwelling units (ADUs) to conform to the requirements of California Senate Bill 13, Wieckowski, passed in 2019. The changes include: (1) Exempt ADUs under 750 square feet from DIFs. (2) Charge most impact fees for larger ADUs based on the floor area of the primary dwelling unit. Impact fees would be set at 40%-70% of the fee for a single-family dwelling, depending on the size of the primary dwelling. (3) Resume assessing sewer impact fees on larger ADUs created in existing space.

**Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The following are actions to be undertaken by the City of the Vacaville to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead based paint hazards, provide resources to address the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

Based on the 2021 City of Vacaville Annual Vacancy and Rent Survey, the median rent in the City of Vacaville for a 2-bedroom apartment increased an average of 11.8% or by \$245 from 2020 to 2021, with a median rent of \$2,327. With the overall vacancy rate at 1.9%, renters, especially low- and moderate-income renters, have found it increasingly difficult to find affordable units.

Complicating the issue is the fact that these renters tend to have more adverse credit than renters with higher incomes. The Vacaville Housing Counseling center conducts counseling designed for Housing Choice Voucher program participants to successfully obtain and maintain rental housing. The counseling sessions provide participants with educational materials and a specialized curriculum in the areas of budget and credit as well as information on HUD rental and rent subsidy programs, other federal, state, or local rental assistance including the local social service agencies offering emergency rental and deposit assistance, fair housing laws, and landlord tenant laws.

### **Actions planned to foster and maintain affordable housing**

Due to current market conditions including high rents and low vacancy rates, new VHA voucher holders are having difficulty finding units to rent and the VHA has available vouchers and funding. Current tax credit market conditions have also made new construction and rehabilitation of affordable housing projects difficult to accomplish without significant levels of “gap” financing. To help developers with gap financing, HUD has authorized the VHA to “Project Base” up to 366 of its the 1,366 vouchers.

In order to maintain affordable housing, HCSD staff will conduct annual and/or semi-annual compliance monitoring on the City loan portfolio consisting of about 137 loans, single family and multifamily loans used for construction, rehabilitation and acquisition of loans on affordable multifamily, single-family owner occupied rehabilitation and first time homebuyer assistance loans that all include affordability agreements.

Projects that have received redevelopment funds, City low- and moderate-income housing asset funds, and/or HOME funds for housing subsidies and have entered into Regulatory/Affordability Agreements are required to maintain affordability on units for the life of the agreement. As a lender on 994 affordable housing units in the City, as requests are received, the City will support rehabilitation and

preservation efforts through refinancing or resyndication of tax credit financing.

Also see Discussion, AP-55 Affordable Housing above for description of affordable housing projects in process.

### **Actions planned to reduce lead-based paint hazards**

The City of Vacaville addresses Lead Based Paint hazards through the Section 8 Housing Choice Voucher Rental Assistance Program, the Section 8 Homeownership program, and the HOME Down Payment Assistance program. In addition, the City works cooperatively with the Solano County Department of Public Health. The following is a brief recap of these programs:

Section 8 Housing Choice Voucher Program: Staff under the Section 8 Housing Choice Voucher program, administered by the Vacaville Housing Authority, provides property owners and participants with information about lead-based paint hazards and stabilization techniques using safe work practices. During the Housing Quality Standard (HQS) inspection of each pre-1978 unit, a fail will occur where a child under the age of six is expected to reside in the unit and defective paint is noted. Once the appropriate lead-based paint abatement has taken place, the unit is cleared by the HQS inspector.

Solano County Department of Public Health: The City will refer clients to the California Childhood Lead Poisoning Program and will also continue to cooperatively work with other regulatory agencies and jurisdictions attempting to reduce the hazards of lead-based paint.

### **Actions planned to reduce the number of poverty-level families**

Low-income households are often challenged by a lack of needed social services, employment opportunities, affordable childcare and job-training programs. The City attempts to address anti-poverty issues by assisting households to reach self-sufficiency and by implementing comprehensive neighborhood revitalization. As such, Vacaville's anti-poverty strategy will focus on coordinating resources in conjunction with the City's housing programs and policies. Specifically, Vacaville's strategy will include the following actions:

- Vacaville Housing Authority will assist households with identifying and accessing various housing, social service, and education/vocational programs, through its collaborative efforts with the Solano Employment Connection and social service agencies.
- Vacaville Housing Authority will continue to promote the Family Self-Sufficiency Program for Section 8 Housing Choice Voucher holders and actively recruit new households to participate to assist them in achieving economic independence through a stable housing situation.
- City of Vacaville will continue its policy of promoting a jobs/housing balance to ensure jobs requiring a variety of training and skill levels, and affordable housing is available to all income

groups.

- Vacaville will continue to support programs like the Vacaville Neighborhood Boys and Girls Club to keep Vacaville's youth in school to enhance their employability at the Trower Neighborhood Center.
- Vacaville will continue to work towards ensuring youth services continue to be provided at the Mariposa Center. The City entered into a lease agreement with Child Start and Leaven Kids so that youth development and leadership activities continue from the Mariposa Neighborhood Center.
- The CDBG program supports Leaven Kids, a non-profit organization whose goal is to increase the academic achievements, self-esteem, and life opportunities of children living in low-income households, provides an after-school program. This program serves the children of families residing in the Mariposa CDBG Target Area with tutoring, reading, and recreational activities.

The Workforce Development Board operates the Solano Employment Connection. The Solano Employment Connection has 25 partners from Federal, State and County government, along with local and community based organizations linking job seekers with access to employment and training resources and linking employers to a variety of qualified applicants. The Job Center's mission is to empower participants to attain and sustain economic self-sufficiency by engaging them in activities to make them more competitive in the local job market. These activities include basic education and customized job training, personal and career development, employment and life skills workshops, job placement and vocational assessment and counseling. The Job Center has had great success in substituting work. Staff will continue to attend Board meetings to stay current and connected to this resource.

### **Actions planned to develop institutional structure**

The City will continue to support the Community Action Partnership of Solano, JPA (CAP Solano JPA), as well as others who provide public services, through the provision of technical and/or support assistance, as funding allows. As each entity has different needs, the City will provide support in those areas that would ensure the ongoing viability of the agency and the services the entity provides. Some of these technical and/or support services may include providing staff, counseling or meeting space; assisting in the development of funding proposals; securing partners for potential projects; participating on collaborative boards that address the issues of homelessness; providing on-site training for program participants or agency staff; and/or determining eligibility to receive homeless services.

During the 2022-2023 program year, DHS staff will continue as the Program Administrator and Fiscal Agent of the CAP Solano, JPA grants on behalf of CAP Solano, JPA.

### **Actions planned to enhance coordination between public and private housing and social**

## **service agencies**

In July 2020, the VHA and the Solano County Department of Health and Social Services (HSS) and Child Welfare Services Division (CWS) executed an updated three-year Memorandum of Understanding (MOU). The VHA and HSS discussed the terms of the current Family Unification Program (FUP) Memorandum of Understanding (MOU) and opportunities for more referrals for FUP vouchers. Solano County's Family Maintenance and Family Reunification provides an Intensive Family Services model which engages families, including frequent social worker contact, to address the factors that necessitated CWS involvement through a family focused service approach to support families

The VHA is collaborating with Solano County's recently formed Housing Outreach Partnership and Engagement (HOPE) team to establish a partnership to provide case management for Mainstream Voucher and Emergency Housing Voucher applicants and participants to allow them to successfully obtain and maintain housing.

Coordination with the Veterans Affairs (VA) office is required in administering the VASH project-based vouchers. The VA provides case management services to VASH voucher tenants coupled with supportive services provided by the non-profit service provider, Caminar.

### **Discussion:**

The City of Vacaville is finalizing a Housing Strategy to address the overall housing needs of the city, including affordable housing. Development of the strategy included conducting several technical analyses including a socioeconomic context assessment and residential market demand study as well as engaged the community using a robust public involvement approach. This work will culminate in a series of recommended strategies to meet the community's housing objectives. The strategy will be used to direct the City's resources and quantify the housing needs to better serve the community.

Efforts to coordinate with private housing developers and social service agencies is an ongoing effort. With new funding programs from the State, Vacaville seeks to coordinate with developers and supportive service providers to apply for funding that will result in new construction and rehabilitation of housing in Vacaville.

## Program Specific Requirements

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

#### Introduction:

Department of Housing Services staff is responsible for ensuring compliance with all program specific requirements, as well as for program monitoring and reporting. In addition, staff ensures Davis-Bacon and Related Acts, Uniform Relocation Act, and Section 3, are met.

#### **Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l) (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
<b>Total Program Income:</b>	<b>0</b>

#### **Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	88.00%

Appendix

