



# COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN 2024- 2025

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*Housing and Community Services Department*

*40 Eldridge Ave, Suite 2*

*Vacaville, CA 95688*

Annual Action Plan  
2024

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# 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. The Con Plan is updated every five years. The current Con Plan covers the period 2020-2025.

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 fifth and final year Annual Action Plan for Program Year 2024-2025 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 target available resources toward goals that are designed to address those needs. Objectives or goals in the Con Plan include supporting youth public services and improving public facilities and infrastructure.

Proposed outcomes from these set objectives include:

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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: Construction of a park on Brown Street for outdoor recreation in a low- to moderate-income neighborhood.

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 so that funding sources can be prioritized where they are most effective, while also addressing 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 City of Vacaville to choose its goals or projects.

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

- Improving neighborhood facilities and infrastructure
- Supporting Youth Public Services, and
- Prevent, prepare for, and respond to coronavirus.

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, providing technical assistance to sub-recipients, and program development and management.
- Continue activities for improvements to the Mariposa Neighborhood Center: design of a playground area and small dog park. Interior building improvements were also completed, and construction began. A presentation on the project's design and status was delivered to the Parks and Recreation Commission in November 2023. This activity is expected to be complete by fall of 2024.
- Continue activities for development of the Brown Street k project including the National Environmental Policy Act (NEPA) Review. The NEPA review process has been completed. In

November 2023, a presentation on the project’s status and a request for comments from the community and key stakeholders was delivered to the Parks and Recreation Commission. The City of Vacaville collaborated closely with the architect to finalize the program and adjacency designs and submitted the planning application.

- Prevent, prepare for, and respond to coronavirus including continuing the Homeless Prevention Emergency Grants program through the City of Vacaville Family Resource Center. Using CDBG-CV funds this year, the City of Vacaville also implemented the Mental Health Services Program, as well as the Food Security Program. The Mental Health Services Program is a collaborative effort between the City of Vacaville’s Police Department Community Response Unit (CRU) and Vacaville Solano Services Corporation (VSSC). This program provides mental health and/or substance abuse services to individuals experiencing homelessness and is designed to prevent individuals from experiencing homelessness as well. The Food Security Program is being executed through Food is Free Solano, a food pantry utilizing a mobile distribution model to bring food directly to low-income neighborhoods.

Overall, the City’s CDBG Program has been effective in addressing the priority needs of improving infrastructure/facilities; support of youth public services; and preventing, preparing for, and responding to coronavirus as outlined in the 2020-2025 Con Plan. The City was able to leverage other state and federal grant funding, as well as apply local funds to provide services for the goals with which CDBG funding could not assist. 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. The City committed \$300,000 in local funding to Habitat for Humanity, as well as \$240,500 from the Permanent Local Housing Allocation (PLHA) Program. These funds will enable Habitat for Humanity to develop ten affordable homeownership units. The 4-bedroom units are being planned as ten residential duet homes.

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

On May 26, 2024, a public notice was published in the *Vacaville Reporter* noticing the start of the 30-day period to comment on the draft 2024-2025 Annual Action Plan in both English and Spanish, in accordance with 24 CFR 91.105(e)(1). The comment period began May 26, 2024, and ended June 25, 2024. The public notice included notification of the public hearing/meeting to be held at the City of Vacaville Council Chambers on June 25, 2024. Notices were also posted on the City of Vacaville website and Facebook page with instructions on how to obtain a copy of the draft plan.

To foster review and comment from organizations, agencies, and community stakeholders, copies of the draft plan 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, Leaven Kids, 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 26, 2024 through June 25, 2024. If comments are received during the public hearing/meeting, this section will be updated to include those comments and responses to the comments prior to the plan being submitted to HUD for approval by the July 6, 2024 deadline.

## **5. Summary of public comments**

VNBGC CEO Anna Eaton asked via email, “If the park project on Brown Street does not move forward, where do the funds go? Since this has been in the action plan for a few years now, has the money just been rolled over until the realization of the project in the proposed 2027 year? In the 2025 year, will we begin the process of getting community feedback about the next 5-year action plan?”

If the park project on Brown Street does not move forward, the City will be required to complete a substantial amendment process that would identify a new eligible activity for the funds. Funds have been rolled over until realization of the project and the allocated funds are available for project costs as needed until the project is completed. The process for community feedback for the development of the next Consolidated Plan will begin in July 2024.

During the Public Meeting Councilmember Stockton asked, “How are Public Service allocations decided? If the Brown Steet park does not move forward, can we reallocate those funds to support these organizations?”

VNBGC and Leaven Kids are organizations the City Council has approved for public support; Leaven Kids receives \$5,000 of the allocation, with the remainder of the Public Service Category funds going to VNBGC. We cannot allocate any additional funds for public service since funding for public services cannot exceed the 15% limit.

During the Public Meeting Councilmember Wylie asked, “Did the City receive any comments during the 30-day period?”

There were no comments from the public. Public Notice for the Annual Action Plan was posted on the Vacaville Reporter, website, and posted throughout the city, as well as emailed out to various interested organizations.

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

Comments on the 2024-2025 Annual Action Plan centered around how funding for youth public services are allocated. All comments were accepted.

## **7. Summary**

The City of Vacaville focuses on helping residents maintain and improve their quality of life. The City has continuously worked to address the wide range of needs in the City, while at the same time supporting

successful projects and programs that meet the needs of extremely low-, very low-, low-, and moderate-income persons. The City is continuing this work, managing these projects as efficiently as possible so that funding sources can be prioritized where they can be the most effective in the City.

In the coming year, the City will continue to support the youth of Vacaville, especially in the target areas, and will continue working on improving infrastructure through the new park project at Brown Street.

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

The Department Assistant Director, or their designee, 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 Assistant Director, or their designee. All contracts will be approved by the HCSD 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 HCSD staff and the level of expertise in the area of concern. HCSD 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 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 HCSD 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 CAP Solano JPA’s Fiscal Agent. The City of Vacaville has also accepted the role of Program Administrator for CAP 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). CAP Solano 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; serve as the conduit for safety net funding support; administer the funds and make grants available to non-profit entities for services to the homeless; 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.

Vacaville Police Department’s Community Response Unit (CRU) conduct outreach to persons in the city experiencing homelessness. They refer their clients to, and coordinate with, organizations that work with people experiencing homelessness and mental health issues. These organizations include Vacaville Solano Social Services Corporation, Solano County Homeless Outreach Partnership and Engagement (HOPE), and Shelter, Inc.

HCSD has established cooperative relationships with many agencies such as: the Workforce Investment Board; Memorandums of Understanding with Vacaville Solano Services Corporation, Vacaville Family Resource Center, Vacaville Police Department’s Community Response Unit, 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.

HCSD staff also maintain relationships with other agencies to better link services to the targeted population. These local, regional, state, and Federal agencies include, but are not limited to: Solano County Department of Health and Social Services, California State Department of Housing and Community Development, and HUD.

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 both the separation, or threat of imminent separation, of children from their families or in the prevention of reunifying the children with their families. These activities operate without the use of CDBG funds.

This year, the City of Vacaville has established a partnership with the North Bay Regional Center. This partnership will result in the implementation of an outreach program that informs households in the city about housing and services available for persons with developmental disabilities.

**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. 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 people experiencing homelessness or to people at risk of experiencing homelessness.

**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**

1	<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
	<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
	<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>	Community Impact of Central Valley
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services - Victims of Domestic Violence Services - Homeless Services - Health Services - Education Services - Employment Services – Victims Services - Persons with Disabilities

	<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 Non-Homeless Special Needs
	<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>	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 as collaborative applicant for Continuum of Care funding.

6	<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
6	<b>Agency/Group/Organization</b>	City of Vacaville
	<b>Agency/Group/Organization Type</b>	Other government – local Services – Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Other – Actions planned to address obstacles to meeting underserved needs
	<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. City of Vacaville is creating a resilient fiber network for the unserved and underserved of the city.

**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**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2021-2022 Solano Strategic Priorities Action Plan	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 2024/2025 Community Action Plan	Community Action Partnership of Solano, JPA	- Obtain and maintain adequate housing and suitable living environment
Housing Element 2023-2031	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
2023 General Plan Annual Progress Report	City of Vacaville	-Residential High Density Zoning District
City of Vacaville Broadband Master Plan	City of Vacaville	-Improve access to broadband services for low to moderate income families

**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**

On May 26, 2024, a public notice was published in the *Vacaville Reporter* noticing the start of the 30-day period to comment on the draft 2024-2025 Annual Action Plan in both English and Spanish, in accordance with 24 CFR 91.105(e)(1). The comment period began May 26, 2024, and ended June 25, 2024. The public notice included notification of the public hearing/meeting to be held at the City of Vacaville Council Chambers on June 25, 2024. Notices were also posted on the City of Vacaville website and Facebook page with instructions on how to obtain a copy of the draft plan. The public notice was also posted in both English and Spanish at the following small businesses in Vacaville that cater to the Spanish speaking community: Cuba Café, Maya Supermarket, Carniceria La Reyna, La Placita Market, and Yoli's Market; the Spanish public notice was also sent to Voces Unidas for posting on their Facebook page.

To foster review and comment from organizations, agencies, and community stakeholders, copies of the draft plan 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, Leaven Kids, 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 26, 2024, through June 25, 2024. If comments are received during the public hearing/meeting, this section will be updated to include those comments and responses to the comments prior to the plan being submitted to HUD for approval by the July 6, 2024 deadline.



**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 <u>Vacaville Reporter</u> , a local newspaper in both English and Spanish.	None	None	N/A

2	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>Posted draft AAP on city website. Sent email notification of the AAP draft for public comment through CDBG listserv.</p> <p>Posted links to draft AAP via social media: 1) Next Door 2) Facebook 3) Instagram 4) Twitter</p>	<p>1. Anna Eaton, CEO of Vacaville Neighborhood Boys and Girls Club (VNBGC) – If the park project on Brown St. does not move forward, where do the funds go? If an activity in the approved Annual Action Plan changes, we are required to complete a substantial amendment identifying a new eligible activity that addresses</p>	<p>All comments were accepted.</p>	<p><a href="https://www.ci.vacaville.ca.us/government/housing-and-community-services/community-development-block-grant">https://www.ci.vacaville.ca.us/government/housing-and-community-services/community-development-block-grant</a></p> <p><a href="https://www.facebook.com/cityofvacaville/">https://www.facebook.com/cityofvacaville/</a></p> <p><a href="https://nextdoor.com/agency-detail/ca/vacaville/city-of-vacaville/">https://nextdoor.com/agency-detail/ca/vacaville/city-of-vacaville/</a></p> <p><a href="https://www.instagram.com/cityofvacaville/?hl=en">https://www.instagram.com/cityofvacaville/?hl=en</a></p> <p><a href="https://x.com/cityofvacaville/status/1795869329386516752">https://x.com/cityofvacaville/status/1795869329386516752</a></p>
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				<p>Consolidated Plan priorities.</p> <p>2. VNBGC CEO Anna Eaton – Since this has been in the action plan for a few years now, has the money just been rolled over until the realization of the project in the proposed 2027 year?</p> <p>Correct, funds allocated to the project are available for project costs as needed through completion</p>	
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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)
				<p>of the project.</p> <p>3. VNBGC CEO Anna Eaton – In the 2025 year, will we begin the process of getting community feedback about the next 5-year action plan? The process for community feedback for the development of the next Consolidated Plan will begin in July.</p>		

3	Flyer	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Residents of Assisted Housing</p> <p>Non-targeted/broad community</p>	<p>Posted Public Notice in (1) Housing Authority lobby (2) City Hall (3) Vacaville Town Square Library (4) Vacaville Cultural Center Library (5) McBride Community Center (6) Georgie Duke Center (7) Ulatis Community Center and (8) Three Oaks Community Center</p> <p>Posted Public Notice in both English and Spanish at local business that cater to the Spanish speaking community: Cuba Café, Maya Supermarket, Carniceria La Reyna, La Placita Market, and Yoli's Market</p>	None	None	N/A
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4	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 25, 2024 at City Council Chambers, 650 Merchant Street at 6pm.	<p>Councilmember Stockton – How are Public Service allocations decided? VNBGC and Leaven kids are the organizations City Council has approved for support; Leaven kids receives \$5,000 of allocation with the remainder of the Public Service category funds going to VNBGC.</p> <p>2. Councilmember Stockton – If the Brown Street</p>	All comments were accepted.	N/A
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				<p>park does not move forward, can we reallocate those funds to support these organizations ? We cannot; funding for public services cannot exceed the 15% limit.</p> <p>3. Councilmember Stockton expressed concern for the disparity of support between VNBGC and Leaven Kids. When can we look at allocations again? This can be looked at during the</p>		
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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)
				<p>next Consolidated Planning period, which starts 7/1/2025.</p> <p>4. Councilmember Wylie – Did the City receive any comments during the 30-day period? No comments from the public.</p>		

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 4				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	532,369	0	54,612.40	586,981.40	0	Community Development Block Grant

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

## Anticipated Resources

The City of Vacaville identified a wide range of needs in the Consolidated Plan. In the plan, 26 priority needs were identified, including parks and neighborhood centers, youth centers, public services for the youth of Vacaville, and many others. The identified priority needs are many, while the funding sources for these needs are limited. The anticipated resources section of the Consolidated Plan describes the City of Vacaville's CDBG resources for the duration of the 2020-2025 Consolidated Plan. In addition to CDBG funding, the financial resources listed below serve to illustrate the City's ability to leverage other resources to address the priority needs and goals put forth in this plan. Other funds that the City will use to leverage CDBG funds for various activities include the following.

Home Investment Partnerships Program (HOME) funds received from the State of California Department of Housing and Community Development will fund a First Time Homebuyer program for first time homebuyers in Vacaville.

Permanent Local Housing Allocation Program (PLHA) funds are being used for Affordable Homeownership Housing Development.

American Rescue Plan Act (ARPA) funds are being used to assist non-profit organizations in Vacaville.

State Parks Grant Program funds are being used towards the development of the new Brown Street Park.

Local Measure M funding supports programs and projects that align with the City's 2021 – 2026 Strategic Plan and are focused on maintaining and improving Vacaville's quality of life. This includes the Allison Apartments, the development of a 135-unit affordable apartment project on a portion of a vacant 2.68-acre City-owned site. All units would be available to low-income households with incomes that are 80 percent or less of the area median income.

### ***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 funds 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 addition, CDBG funds will be used to leverage \$6.7M in State Parks Grant Program towards the development of a neighborhood park on the Brown Street site.

By using Measure M funds, as well as HOME, PLHA, and ARPA funds for the projects listed in the section

above, the City is able to use CDBG funds where they can make a significant impact for the community.

No matching funds are required for any of these resources.

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

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.

In July 2022, the City Council voted to enter into a Disposition, Development and Loan Agreement (DDLA) with Habitat for Humanity for the development of an affordable homeownership residential subdivision comprised of 10 residential duet homes. The homes will be sold to households earning at or less than 80% AMI. The City of Vacaville has committed \$300,000 in local funding to the project, as well as \$240,500 from the Permanent Local Housing Allocation (PLHA) Program. The developer is currently working on obtaining additional 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. The current tenant is Vaca FISH, a food pantry providing free food for income eligible participants.

**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:

Vanden Road: As proposed, this project will utilize City-owned property on Vanden Road to house low-income households and active military and veteran families. The project is planned to include 15 single family homes as well as 208 affordable apartments with supportive services.

Orange Drive: This project will utilize City-owned property on Orange Drive to house low-income households. 100% of the residential units in the housing development will benefit persons and families of low or moderate income. At least 75% will be restricted to lower-income households.

## 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: 132 (32 Leaven Kids + 100 VNBGC) 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: 1775 Persons Assisted (park at multipurpose facility on Brown St.)
3	Planning and Administration	2020	2025	Other – Planning and Administrative	Core Target Area; Leisure Town Target Area; Mariposa Target Area	Senior Services; Mental Health Services; Special Needs – Substance Abuse	CDBG	N/A

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>	Build a park for outdoor recreation in a low to moderate income neighborhood on Brown Street. Improve public infrastructure and facilities by leveraging funding for City CIP projects serving low-moderate areas/clientele.
3	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Administration of the CDBG program.

# 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	Brown Street Park
2	Planning and Administrative
3	Youth Public Service

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. 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:

Public improvement projects are prioritized by the City CIP (Capital Improvement Plan) project list and identified facility needs in the CDBG Target Areas.

#### Public Services:

CDBG public service funding will be used to leverage 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.

# AP-38 Project Summary

## Project Summary Information

1	<b>Project Name</b>	Brown Street Park
	<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: \$346,039.85 + \$54,612.40 PY funds = \$400,652.25
	<b>Description</b>	Funds will be used to build a park for outdoor recreation on City-owned property located on Brown Street within the Core Target Area. 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>	12/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1775
	<b>Location Description</b>	Brown Street
	<b>Planned Activities</b>	Construction of Park
2	<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: \$106,473.80
	<b>Description</b>	Administration of the CDBG program.
	<b>Target Date</b>	6/30/2025
	<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: \$79,855.35
	<b>Description</b>	Funding to support staffing for youth development, empowerment, and leadership, including educational and social skills
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	VNBGC: 100 LMI households Leaven Kids: 32 LMI households Total: 132 LMI Households
	<b>Location Description</b>	Trower and Mariposa Neighborhood Centers
	<b>Planned Activities</b>	Vacaville Neighborhood Boys and Girls Club Program- \$74,855.35 Leaven Kids Program - \$5,000

## **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 2024-2025, 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 within the city limits of the City of Vacaville.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Core Target Area	74%
Leisure Town Target Area	0%
Mariposa Target Area	1%

**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. The park and community center at Brown Street will build upon the efficiency of the eventual, planned multipurpose facility in the core target area and provide more recreational and social opportunities for families in the area. In addition, 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 provides services to youth in the Core Target Area and has 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 approved a Housing Strategy to address the overall housing needs of the city, including affordable housing. Development of the strategy does not include CDBG funding.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
Total	0

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

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

### **Introduction**

The Vacaville Housing Authority (VHA) exists to serve our community's housing needs using all resources available. VHA participates in the Department of Housing and Urban Development's (HUD) Moving-to-Work (MTW) demonstration, which provides the VHA with the ability to make best use of existing program funds to assist the City of Vacaville's very low- and low-income residents to obtain safe, decent, and affordable housing. It is VHA's goal to provide affordable housing opportunities through creative partnerships with public and private collaborators.

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

Expand and increase the supply of assisted housing choices:

- Review and increase payment standards to ensure families have a reasonable selection of housing in a range of neighborhoods, allowing families to rent units in more desirable areas.
- Continue to administer the Section 8 Homeownership Program
- Landlord Liaison to conduct outreach to maintain current landlords and successfully recruit new ones

Improve the quality of assisted housing and customer service:

- Review and update current procedures and implementing improvements to the participant file process.
- Provide on-going trainings/guidance to staff on HUD regulation updates, program guidelines, rules and procedures.
- Continue to streamline administrative processes to make forms easier to complete as well as post forms and program information on the VHA website.

Provide an improved living environment

- Continue to conduct outreach to build relationships with owners, affordable housing resource agencies, neighborhood centers and social services agencies whose mission is to improve neighborhoods, provide affordable housing and provide access to social services, recreation and educational opportunities.
- Continue to promote and encourage families to move to higher income areas and to provide updated citywide apartment and realtor listings.
- As part of a citywide effort to address blight, VHA is part of a team consisting of multiple city department representatives to conduct inspections at a multifamily property with nearly 50% of the units occupied by HCV participants. Ongoing team inspections help the property gain and maintain compliance with HQS regulations and other City requirements.
- Continue conducting quality control review of case files to make sure that at least 98% of HQS deficiencies are corrected timely.

Ensure equal opportunity and affirmatively further fair housing: • Informed participants of their Fair Housing rights.

- Inform participants of Fair Housing rights.
- Promote Fair Housing by conducting a Landlord Fair housing Workshop in collaboration with staff from HUD's FHEO and Legal Services of Northern California.

- Promote Fair Housing during Fair Housing month by holding a Fair Housing coloring contest for youth participating in afterschool programs.
- Assist households with disabled household members find suitable housing and provide a listing of accessible units.
- Provide translation of vital documents in Spanish.
- Continue training on updated Fair Housing rules to ensure that access to assisted housing is provided regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation, gender identity, age, marital status, ancestry, source of income or arbitrary discrimination.

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

Promote self-sufficiency and asset development of assisted households:

- Encourage all program participants to enroll in the Family Self-Sufficiency Program without limiting the number of eligible families.
- The Self-Help Center to be available for participants to apply for jobs and access a variety of programs and supportive services that promote self-sufficiency.
- Provide referrals to elderly and disabled families to organizations that provide supportive services for senior and disabled persons.
- Provide referrals to the Vacaville Housing Counseling Center which provides workshops and/or on-to-one training on wealth management, first-time homebuyer, and credit repair.
- Encourage participation in the Vacaville Housing Authority's Homeownership program which encourages homeownership among low-income families in the Section 8 program. In this program, Section 8 participants that qualify can use their voucher subsidy to pay a portion of their mortgage payment.

### **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**

VHA is a Move-To-Work (MTW) agency in the landlord incentive cohort. VHA is making an effort to increase the number of landlords participating to house voucher holders and has implemented the Landlord Incentive Program. Staff is able to utilize the programmatic flexibilities of MTW to further incentivize landlords so that more voucher holders can be housed in Vacaville.

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

### **Introduction**

The special-needs groups that are described in the Regional Housing Needs Assessment prepared for the City of Vacaville's 6<sup>th</sup> cycle Housing Element include seniors, persons with disabilities, large households, single-parent households (female-headed households with children, in particular), homeless persons, and farmworkers. In addition to these groups, the City has identified the following groups with special housing needs with local significance:

- Travis Air Force Base Military Families
- Persons with Family and Friends in Prison
- Vacaville Residents with High-Paying Jobs in Vacaville

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.

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 to measure the prevalence of homelessness in each local Continuum of Care. The 2024 Solano County PIT was a community-wide effort conducted January 31, 2024. Results of the PIT Count are anticipated to be released in the summer of 2024; however, the results of the 2022 Solano County PIT Count showed an increase in the number of homeless from 1,151 in 2019 to 1,179 in 2022 countywide. Some of the results of the survey include:

66% male, 33% female, <1% transgender

The highest self-reported health condition affecting housing stability was mental health issues (22%) followed by alcohol and drug abuse (21%)

3% of those surveyed were veterans

6% of those surveyed were homeless youth.

The City continues to support 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. No CDBG funds were used for this project.

The City of Vacaville Police Department administers 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 persons they contact. CRU's goal is to contact and assist all persons experiencing homelessness 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. CRU partners with VSSC to provide assistance and case management services for this special needs population.

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

There is a need for a coordinated countywide central agency to provide full-time services to address the needs of the homeless. To address this need, the City encourages the construction of a low-barrier navigation center and coordinating with other Solano County jurisdictions to increase the availability of emergency shelters, transitional housing, and homelessness services and to collaborate on the development of targeted assistance and outreach. The City also commits to providing technical and/or support services to nonprofit agencies and other entities serving the homeless.

In January 2024, the City of Vacaville implemented the Mental Health Services Program and partnered with Vacaville Solano Services Corporation (VSSC). The City provided \$250,000 of CDBG CV funding to VSSC to conduct street outreach to individuals and families experiencing homelessness with mental health and/or substance use disorders. Street outreach is combined with more effective wraparound services to guide the homeless to safe housing and self-sufficiency. VSSC also uses a three-step program to promote 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.

The City of Vacaville operated a Warming Center at the former Greyhound Bus Depot on 1040 Mason Street. In the cold months of November 2023 through March 2024, this Warming Center provided refuge to homeless individuals and families during inclement weather. Centrally located in the city, the site included space for sheltering animals, had on-site parking, and had an ADA accessible path of travel.

**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 VHA administers Department of Housing and Urban Development (HUD) - Veterans Affairs Supportive Housing (HUD-VASH) vouchers, Family Unification Program (FUP) vouchers, Emergency Housing Vouchers (EHV), and Mainstream Vouchers. These activities operate without CDBG funding.

**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**

My Friend's House is a shelter with 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 outreach, low-barrier transitional shelter, and optional supportive services for Solano County teens who are homeless or are at-risk of experiencing homelessness.

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. This program operates without CDBG funding.

In April 2023, the City of Vacaville implemented the Homeless Prevention Emergency Grants program. \$132,029 in CDBG-CV funds are being used for Emergency Subsistence Payments to prevent families from experiencing homelessness. These funds are provided to eligible families through the Family Resource Center (FRC). 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-site social workers providing services.

### **Discussion**

The issue of homelessness in Vacaville is being tackled through a variety of programs and activities. Opportunity House is a homeless shelter for individuals and families; the City operated a warming center during the cold winter months; Vacaville's Police Department conducts outreach with VSSC to homeless individuals and families experiencing mental health issues; and finally, the Family Resource Center provides homelessness prevention grants and services. Specific subsets of the homeless population are assisted through other programs, such as foster children through VHA's FUP program, veterans and veteran families through HUD-VASH, and homeless youth through My Friend's House. In addition, 15 units of the 60-unit complex at Pony Express Senior Apartments are set aside to provide housing for seniors experiencing homelessness. Shelter Solano Inc provides wraparound services to the most vulnerable residents of Solano County receiving services at the navigation center/homeless shelter. The City of Vacaville pays for 6 beds at the shelter to be available for referrals from the Vacaville Police Department.

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

### **Introduction:**

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**

### **Zoning Ordinances**

The City of Vacaville land use designations support a variety of housing types, ranging from very-low-density rural development, which generally includes single-family homes on large lots, to high-density development, which includes multifamily and mixed-use development. The City allows densities ranging from 0.05 units per acre up to 65 units per acre. Some commercial zones have no maximum residential density. The California Department of Housing and Community Development (HCD) recently identified the default density for development suitable for lower income households in Vacaville to be a minimum of 30 units per acre. Therefore, on June 27, 2023, the City adopted the Site Inventory Rezone Program, increasing the maximum residential density from 24 to 30 units per acre for Residential High-Density zoning citywide. 16 sites were rezoned in 2023.

### **Building Codes**

The City of Vacaville has adopted the 2022 California Building Code along with the California Residential Code, California Fire Code, California Electrical Code, California Plumbing Code, California Mechanical Code, California Energy Code, Historical Building Code, Existing Building Code, Green Building Code, Referenced Standards Code, and the International Property Code and supplemental secondary references. Though building code requirements have, over the years, greatly improved the safety and energy efficiency of homes, it is undeniable that modern codes require more costly construction of dwelling units than codes from 20, 30, or 40 years ago. The City considers the Building Code a “minimum” standard for building construction. Though it may lead to increased costs of construction, reducing building code requirements can lead to long-term health and safety risks, particularly in a seismically active area like Vacaville.

The City has established processes to provide streamlined reviews and comprehensive comments for development projects in Vacaville through the City’s Project Review Committee (PRC). PRC is staffed by department representatives from various divisions throughout the City including the Fire, Police, Public Works, Utilities, Parks and Recreation, and Housing and Community Services. In addition, other outside

responsible agencies attend PRC, including representatives from Solano Irrigation District, Solano County Water Agency, Travis Air Force Base, Vacaville Unified School District, and Solano Transportation Authority. Representatives review projects to ensure compliance with standards and procedures in the Vacaville Municipal Code and other regulatory documents such as the California Fire Code and California Building Code.

The acquisition of a ministerial Building Permit, Grading Permit or Encroachment Permit marks an important step in the timeline for constructing new projects. The City's initial review for Building Permits is typically 3 to 4 weeks, with various subsequent reviews to address corrections within 1 to 2 weeks. The overall timeline for issuance can be elongated due to delayed resubmittals from applicants, but generally, a permit is issued between one (1) to 3 months after initial submittal. Construction documents submitted for Building Permits are routed to various City departments to confirm compliance with discretionary approvals and conditions of approval, and compliance with other regulatory documents including the California Fire Code and California Building Code.

### **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.

On June 28, 2022, the City approved the Development Impact Fee Nexus Study and an updated impact fee schedule that takes into consideration new development forecasted in the city, necessary public facility improvements to serve new development, and the cost of the improvements. In the previous impact fee schedule, houses of any size paid the same impact fee. With the updated fee schedule, impact fees are differentiated by single-family home size and by housing type. Under this approach, smaller, single-family homes will pay lower fees than larger homes in most fee categories. The City is in the process of developing a fee deferral program for all housing projects with special provisions for deed-restricted affordable housing. A fee-reduction program targeting affordable housing and other targeted missing housing types is also under development.

The City is currently preparing a comprehensive update to the City's planning fees. As part of this effort, the fees for a Conditional Use Permit or Density Bonus Housing Agreements (senior-restricted and not senior-restricted) are being evaluated to ensure that these fees do not exceed the amount of staff time needed to process these applications. The City will look to reduce the fee amounts so that they only recover the cost of the staff time needed to process these applications and do not provide any profit to the City, thereby facilitating residential projects with density bonuses.

## **Development Code**

Restrictions and requirements due to development code often cause financial burden for affordable housing development. To help address these requirements, the City continues to monitor and initiate amendments to the Development Code regulations as needed to ensure consistency of local ordinances with State Law to alleviate constraints to the production of housing, including the production of housing for special needs populations.

The City of Vacaville Housing Strategic Plan identifies as a strategy for the City to provide incentives to support the development of missing housing types in the City including “missing middle,” affordable, supportive, transitional, homeless shelters, and executive housing.

The City will ensure compliance with Government Code Section 65662 by allowing low-barrier navigation centers by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing.

In accordance with Government Code section 65583(a)(4), the City will amend its zoning code to permit emergency shelters without discretionary action and ensure all development standards are appropriate and in compliance with statutory requirements (including but not limited to parking requirements, height, and lot sizes). The City is also working to amend its zoning code to allow Single Room Occupancy (SRO) units and/or congregate residences in at least one zoning district, and to define mobile homes as residential uses and allow them in all zones where single-family homes are allowed with the same approval process as single family homes.

## **Discussion:**

The City of Vacaville has worked to decrease barriers to affordable housing by updating zone density, as well as Development Impact Fees. The maximum residential zone density has been increased citywide, from 24 units per acre, to 30 units per acre. A Development Impact Fee Nexus Study was completed, and the City is planning to implement a comprehensive update to the City’s planning fees.

## **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 2024 City of Vacaville Annual Vacancy and Rent Survey, the median rent in the City of Vacaville for a 2-bedroom apartment was \$2,020. With the overall vacancy rate at 3.5%, renters, especially low- and moderate- income renters, have found it 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.

To meet the needs of senior citizens in the community, the City will be reviewing the feasibility of implementing a shared housing program for seniors in the upcoming fiscal year. Senior citizens participating in the program will be able to maintain some independence, while at the same time increasing their housing affordability. This program will be implemented and administered without the use of CDBG funding.

To meet the needs of residents with developmental disabilities, the City will partner with North Bay Regional Center and other relevant agencies to provide support and access to resources. This partnership will result in the implementation of an outreach program that informs households in the city about housing and services available for persons with developmental disabilities. This program will be implemented and administered without the use of CDBG funding.

To meet the broadband access needs of the unserved and underserved residents and businesses in Vacaville, the City published the Broadband Master Plan. The first phase of the plan was implemented in 2022, and the second phase will be complete in 2024. In the second phase, the City is leveraging the state's middle-mile network and connecting in at least two points to create a resilient fiber network.

### **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 1,392 vouchers.

In addition, the VHA was accepted into HUD’s Moving-to Work (MTW) demonstration as of April 2023. MTW allows Public Housing Authorities to design and test innovative, locally designed housing and self-sufficiency strategies for low-income participant families. In May 2024, the VHA launched a Landlord Incentive Program that includes payments to the landlord for vacancy loss, new unit incentives, and the establishment of a damage claim fund. During the upcoming fiscal year, the VHA will evaluate the program’s impact on increasing housing choice for low-income participants.

The City will continue to maintain a directory of all below-market-rate units in Vacaville and when their regulatory restrictions expire. The City will assist in maintaining the affordability of units produced through federal and State programs to the extent possible by working with appropriate organizations to identify units that may convert to market-rate units, analyzing the cost of keeping the units affordable, and taking measures to ensure continued affordability, or assisting residents if the affordability of the units is removed.

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 118 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.

### **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.
- The City will continue to participate in the Community Action Partnership of Solano, Joint Powers Authority (CAP Solano JPA) to oversee safety net services and grants to address poverty and homelessness and oversee the Homelessness Continuum of Care.
- 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 preschool and youth development and leadership activities continue from the Mariposa Neighborhood Center.

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 2024 - 2025 program year, HCSD 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**

The City made use of CDBG funding to enhance coordination and collaboration between the Vacaville Police Department Community Response Unit (CRU) and Vacaville Solano Services Corporation (VSSC), a private non-profit organization dedicated to serving the homeless. VSSC accompanies CRU during homelessness street outreach; the organizations then use this collaborative approach to identify homeless individuals and families dealing with mental health and/or substance use disorders. Consequently, VSSC is able to immediately provide these homeless individuals and families with wraparound social services.

The City of Vacaville is also currently exploring a potential partnership with Fair Housing Advocates of Northern California (FHANC) to test fair housing and possible discrimination in the area. This activity is currently in the planning stages.

To boost communication between the City of Vacaville and agencies in the area that serve senior citizens, the City will be soliciting comments on the 2024 – 2025 Annual Action Plan and the 2025 – 2030 Consolidated Plan from the Napa/Solano Area Agency of Aging, and/or Senior Housing and Resources Exchange Services (SHARES).

In early 2023, the VHA and the Solano County Department of Health and Social Services (HSS) and Child Welfare Services Division (CWS) took steps to execute 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 MOU will be renewed in July 2026.

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:**

Efforts to coordinate with private housing developers and social service agencies is an ongoing effort. With new funding programs from the State, the City 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:

Housing and Community Services Department staff is responsible for ensuring compliance with all program specific requirements, as well as for program monitoring and reporting. In addition, staff ensures that 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.	80.00%

Appendix

