



COMMUNITY DEVELOPMENT COMMISSION
Thursday, September 4, 2008

REGULAR MEETING

**Council Chambers
Vallejo City Hall
555 Santa Clara Street**

7:30 P.M.

AGENDA

CHAIR
Robert Bryant
VICE-CHAIR
Peggy Cohen-
Thompson
COMMISSION
Richard Eschenburg
Phyllis Harrison
Earnestine Lawson
Kathleen O'Sullivan
Evette Watt

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda

The Commission may adopt the agenda as presented or may rearrange the order of items. Pursuant to the Brown Act, the Commission may not add items to the agenda and the Commission may only discuss items on the agenda.

5. Presentations

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the Commission, will be available for public inspection in the Vallejo Housing and Community Development Division, 200 Georgia Street, Vallejo, CA 94590 at the same time that the public records are distributed or made available to the Commission. Such documents may also be available on the City of Vallejo website at <http://www.ci.vallejo.ca.us>, subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling 707/648-4507.

Requests for disability-related modifications or accommodations, aids, or services may be made by a person with a disability to the Vallejo Housing and Community Development Division office, located at 200 Georgia Street, no less than 72 hours prior to the meeting (as required by Section 202 of the Americans with Disabilities Act of 1990, and the Federal rules and regulations adopted in implementation thereof). The Vallejo Housing and Community Development Division may be contacted as follows: Tel: 707/648-4507, Fax: 707/648-5249, or by e-mail: gricca@ci.vallejo.ca.us.

The hearing impaired may call the California Relay Service at (800) 735-2922 without a TTY/TDD, or (800) 735-2929 with a TTY/TDD.

AFFIDAVIT OF POSTING

I, _____, do hereby certify that the I caused to be posted this Meeting Agenda in an area freely accessible to members of the public on _____.

Signature

6. Approval of Minutes
 - a. Regular Meeting of June 5, 2008

7. Communications

8. Community Concerns

This is an opportunity for residents to discuss items not on the agenda that are within the purview of the Commission. The Commission may not discuss or take actions on these items but may require that they be placed on a future agenda. If an item is not within the purview of the Commission, the person may be referred to the appropriate party.

9. Public Hearings

- a. Fiscal Year (FY) 2007/2008 Federal Consolidated Annual Performance and Evaluation Report (CAPER)

Staff has prepared a draft CAPER for the third year of the City's Consolidated Plan. The Consolidated Plan is a five-year planning document, required by the U. S. Department of Housing and Urban Development (HUD), which is intended to address housing and community development needs. The CAPER describes the City's progress in achieving the objectives in the Consolidated Plan for the period beginning July 1, 2007 and ending June 30, 2008. The CAPER is enclosed in the agenda packet.

For more information, a staff report is also enclosed in the agenda packet.

Recommendation: After conducting a public hearing, staff recommends the Commission forward the CAPER to the City Council for its approval.

10. Committee Reports

11. Chair's Report

12. Staff Report

- a. Information Bulletin

Enclosed with the agenda is a copy of the most recent National Community Development Association (NCDA) Newsletter.

Recommendation: No action will be taken. Informational item only.

13. New Business

a. Carry Over, Close Out, and Reallocation of Fiscal Year (FY) 2007/2008 Federal Community Development Block Grant (CDBG) Program Activities

In 2007, the City of Vallejo approved CDBG Program activities for Fiscal Year (FY) 2007/2008, (for the period beginning July 1, 2007 and ending June 30, 2008). Some of these activities are completed and may be closed out. Other projects may be in progress or are not yet underway, and may be carried over. Funds for some projects may also be reallocated to other activities.

Staff recommends that the activities approved in FY 2007/2008 be either carried over or closed out. Staff also recommends that some unspent funds be reallocated to the construction of public improvements on the 100 block of Benson Avenue.

For more information, a staff report is enclosed with the agenda packet.

Recommendation: Adopt the enclosed resolution in the agenda packet recommending the City Council carry over, close out, and reallocate activities.

b. Federal Community Development Block Grant (CDBG) Program Funding Application Process for Fiscal Year (FY) 2009/2010

Staff recommends that the Commission begin the process of considering CDBG Program activities for Fiscal Year (FY) 2009/2010. Before receiving funding requests, staff also recommends the Commission recommend guidelines and priorities to the City Council.

The amount of CDBG Program funds made available to the City of Vallejo has decreased each year for the last several years. In order to leverage the City's limited CDBG Program funds to their maximum potential, staff recommends that the Commission and the City Council consider funding those activities that will address the highest priority needs addressed in the Consolidated Plan. In addition, in order to expend CDBG Program funds in a timely manner, (a key Federal requirement), it is important that projects and activities approved in prior years, but not yet completed, receive additional funding, if necessary.

CDBG Program funds may be used for such projects as affordable housing, housing and neighborhood preservation or revitalization, public improvements

in Target Area neighborhoods, curb ramps City-wide, social services, and economic development.

For more information, a staff report is enclosed in the agenda packet.

Recommendation: Adopt the resolution enclosed in the agenda packet recommending a CDBG Program funding application process to the City Council.

14. Old Business
15. Comments from Commissioners
16. Adjournment

6.a. Approval of Minutes
- Regular Meeting of
June 5, 2008

6.a. Approval of Minutes
Regular Meeting of June 5, 2008

COMMUNITY DEVELOPMENT COMMISSION
CITY HALL
JUNE 5, 2008

MINUTES

1. Call to Order

The Community Development Commission of the City of Vallejo met in a regular meeting on June 5, 2008 at 7:30 p.m. in the Council Chambers of the City Hall, 555 Santa Clara Street, Vallejo, California.

2. Pledge of Allegiance

3. Roll Call

Present: Commissioners: Barden, Bohanon (Chair), Bryant (Vice-Chair), Cohen-Thompson, Eschenburg, Lawson (arrived 7:38 p. m.), O'Sullivan, Smith, and Watt

Absent: Commissioners: Harrison

Staff: Guy L. Ricca, Senior Community Development Analyst

4. Approval of Agenda

A motion was made by Commissioner Bryant to approve the agenda. The motion was seconded by Commissioner Cohen-Thompson. The motion passed unanimously by voice vote, 9-0-0.

5. Presentations

a. Plaques for Outgoing Commissioners

6. Approval of Minutes

a. Special Meeting of April 3, 2008

Commissioner O'Sullivan made a motion to approve the minutes of the special meeting of April 3, 2008. The motion was seconded by Commissioner Bryant. The motion passed unanimously by voice vote, 9-0-0.

7. Communications

8. Community Concerns

9. Public Hearings

10. Committee Reports

11. Chair's Report

12. Staff Report

a. Fiscal Year (FY) 2008/2009 Community Development Block Grant (CDBG) Program Activities

b. Information Bulletin

13. New Business

a. Election of Officers

The Chair re-opened the nominations for Chair and Vice Chair. There were no additional nominations. Commissioner Bryant was elected Chair, by a unanimous vote of members present, 9-0-0. Commissioner Cohen-Thompson was elected Vice Chair, by a unanimous vote of those members present, 9-0-0.

14. Old Business

15. Comments from Commissioners

16. Adjournment

At 7:50 p. m., the meeting was adjourned.

9.a. Public Hearings
- FY 2007/08 Federal CAPER

9.a. Public Hearings
**- Fiscal Year (FY) 2007/2008 Federal
Consolidated Annual Performance and
Evaluation Report (CAPER)**



CITY OF VALLEJO

Agenda Item No. 9.a.

COMMUNITY DEVELOPMENT COMMISSION

Date: September 4, 2008

TO: Chair and Commissioners

FROM: Melinda Nestlerode, Acting Housing and Community Development Manager
Guy L. Ricca, Senior Community Development Analyst *M. Nestlerode*
Guy L. Ricca

SUBJECT: PUBLIC HEARING: FISCAL YEAR 2007/2008 FEDERAL CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

BACKGROUND AND DISCUSSION

Staff has prepared a draft CAPER for the third year of the City's Consolidated Plan. The Consolidated Plan is a five-year planning document, required by the U.S. Department of Housing and Urban Development (HUD), which is intended to address housing and community development needs. The CAPER describes the City's performance in achieving the objectives in the Consolidated Plan for the period July 1, 2007 to June 30, 2008. The CAPER is available for review at Attachment "B".

The Consolidated Annual Performance and Evaluation Report (CAPER) compares the City's FY 2007/2008 Consolidated Plan goals with actual performance. The CAPER must be submitted to HUD not later than September 30 each year. This report is broken into several categories. Many of the goals for the FY 2007/2008 reporting period were substantially achieved, or exceeded.

The Consolidated Plan has established priority groups for programs and assistance. They are the **#1 priority groups** of very low-income renters; very low- and low-income existing homeowners; homeless persons; and non-homeless persons with special needs, that is, persons living with HIV/AIDS, severe mental illness, or substance abuse addictions; and the **#2 priority group** of very low- and low-income first time homebuyers.

A summary of each of the major program categories is provided below.

Housing Objectives

Rental Assistance

The City established an annual goal of providing rental assistance to 2,000 very low-income persons, through the provision of Housing Choice Vouchers. As of June 30, 2008, the City of Vallejo Housing Authority was authorized to provide 2,268 vouchers, and had

leased vouchers to 2,036 clients. The Housing Authority continued to undertake efforts to maintain its lease-up rate on behalf of voucher holders.

Rental Rehabilitation

The City and the Vallejo Redevelopment Agency loaned funds to Marina Tower Associates for the rehabilitation of 155 rental units for very low-income seniors at Marina Tower Apartments. BRIDGE Housing Corporation, a private non-profit housing developer, has acquired this property in partnership with the John Stewart Company. The renovation of the building, including seismic upgrades, was completed in a prior reporting period.

During the reporting period, the City also worked with Eden Housing, Inc. to assess the feasibility of the acquisition and rehabilitation of existing housing in Vallejo for an affordable rental or homeownership project. A viable project was not identified.

New Construction

A five year goal in the Consolidated Plan is the construction of 113 new units for very low-income renters. The City is largely achieving this goal through the construction of 87 multifamily units at Avian Glen Apartments. This development was completed in July 2007.

Existing Homeowners

The City's Consolidated Plan, and Housing Element, identify a need for the rehabilitation of housing units. Vallejo has a more than 30-year history of conserving the existing, mostly older housing stock through low interest loans to low- and moderate-income households.

The City has established a five-year goal of providing rehabilitation loans to 25 households. During FY 2007/2008, two rehabilitation loans were provided. The rehabilitation loan program was administered by Vallejo Neighborhood Housing Services, Inc. (VNHS), a local non-profit agency, using Federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program funds.

Homeownership Assistance

In recent years, the City and the Housing Authority have supported homeownership programs for very low- and low -income residents. Homeownership is also an important goal of HUD. The City has established a five-year goal to provide homeownership for 25 households. In FY 2007/2008, nine households were assisted with down payment assistance loans and closing cost grants. VNHS has assisted in providing these loans.

In addition, the City has allocated a portion of its HOME Program funds to VNHS, in its capacity as a Community Housing Development Organization, ("CHDO"), for the construction of 38 for-ownership units, half of which will be affordable to low and moderate income families. No units were completed during the reporting period.

Homeless Objectives

The City established an annual goal to provide emergency supportive services (emergency shelter, food, rental assistance, counseling, etc.) to 500 homeless persons. A total of 1,093 homeless persons were served in FY 2007/2008.

The City also allocated funding toward the rehabilitation of the Reynaissance Family Center. This project was completed during the reporting period. This sixteen-bed facility provides transitional housing with supportive services to homeless families.

Community Development Objectives

In the areas of public infrastructure and facility improvements, curb ramps, and social services, the following was accomplished during the reporting period:

Public infrastructure and facility improvements in the lowest income neighborhood target areas: A total of \$534,487 was expended on public improvements during the reporting period. The five-year goal is to invest (receive and expend) \$2,000,000.

Curb ramps, City-wide: The five-year goal is to invest \$500,000 in curb ramps. No funds were expended on the installation of curb ramps during the reporting period.

Social Services: 4,937 low- and moderate-income persons were assisted in FY 2007/2008. The City's goal is to assist 1,000 persons with social services each year for five years.

Non-homeless Special Needs Objectives

The City established a goal to rehabilitate and open an eight-bed sober living transitional housing facility for women, using CDBG funds. The rehabilitation of a facility in South Vallejo was completed by The House of Acts, Inc., in a prior reporting period. The House of Acts began providing housing and supportive services at this property in FY 2007/2008.

The Consolidated Plan has also adopted an annual goal to provide emergency support services and facilities provided through non-profit agencies, using financial assistance from a variety of private, State, and Federal sources, to 250 persons with special needs. This goal was accomplished during the reporting period.

Finally, the Plan has established an annual goal to provide rental assistance for up to ten months to 45 persons who are living with HIV/AIDS, through the use of HUD Housing Opportunities for Persons with AIDS (HOPWA) funding, by a non-profit agency. This goal was met in FY 2007/2008.

Investment of Available Resources

The City is required to report the amount of funding devoted to Consolidated Plan activities. An estimated total of over \$20 million was invested during the reporting period in private, Federal, State, and local funds; of this amount, a large majority was Federal funds.

Conclusions Regarding FY 2007/2008 Performance

The City of Vallejo was successful in meeting many of its goals in the program areas of assistance to homeless persons and persons with special needs, as well as supporting affordability for very low-income renters.

Fiscal Impact

The submission of the CAPER is one of the requirements associated with the CDBG and other Federal programs. By submitting this document, the City meets this requirement and maintains its eligibility for CDBG, HOME, and other Federal housing program funding.

RECOMMENDATION

After conducting a public hearing, staff recommends the Commission forward the CAPER to the City Council for its approval.

ALTERNATIVES CONSIDERED

An annual CAPER is mandated by HUD. Therefore, no other alternatives were considered.

ENVIRONMENTAL REVIEW

There is no environmental impact associated with this action.

PROPOSED ACTION

Adopt the enclosed resolution recommending approval of the CAPER by the City Council.

DOCUMENTS AVAILABLE FOR REVIEW

Attachment "A" - Resolution

Attachment "B" - FY 2007/2008 CAPER

Attachment "C" - Notice of Public Hearing and Public Notice Mailing List

PREPARED BY/CONTACT:

Melinda Nestlerode, Acting Housing and Community Development Manager, (707) 648-4408, or mnestlerode@ci.vallejo.ca.us

Guy L. Ricca, Senior Community Development Analyst, (707) 648-4395, or gricca@ci.vallejo.ca.us.

RESOLUTION

BE IT RESOLVED by the Community Development Commission of the City of Vallejo as follows:

THAT WHEREAS, the U. S. Department of Housing and Urban Development (HUD) requires that cities receiving Federal Community Development Block Grant (CDBG) Program, HOME Investment Partnerships Program, and other Federal housing program funds submit a Consolidated Annual Performance and Evaluation Report (CAPER).

WHEREAS, the Commission has reviewed the draft CAPER.

WHEREAS, the Commission has held a public hearing to receive comments on the CAPER.

NOW THEREFORE BE IT RESOLVED that the Community Development Commission hereby recommends approval by the Vallejo City Council of the CAPER for Fiscal Year 2007/2008.

ATTACHMENT "B"

DRAFT

**CITY OF VALLEJO
FEDERAL
CONSOLIDATED ANNUAL PERFORMANCE
AND
EVALUATION REPORT
(CAPER)**

FISCAL YEAR (FY) 2007/2008

(JULY 1, 2007 – JUNE 30, 2008)

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**INTEGRATED DISBURSEMENT
AND INFORMATION SYSTEM
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PROJECT NAME: 1. PROGRAM ADMINISTRATION PROJECT ID: 2007-0001
 ACTIVITY NO. 585 MATRIX CODE: 21A REGULATORY CITATION: 570.206
 ACCOMPLISHMENTS/STATUS:
 2007/2008 budget appropriation: \$281,710.00. \$206,119.07 expended.

TOTAL NUMBER OF PERSONS ASSISTED:
 DATE FUNDED NATIONAL OBJECTIVE LOW INCOME MODERATE LOW INCOME VERY LOW INCOME ASIAN/PACIFIC ISLANDER NATIVE NATIVE AMERICAN/ALASKAN NATIVE FEMALE HEAD OF HOUSEHOLD UNLIQUIDATED OBLIGATIONS TOTAL AUTHORIZED YEAR THROUGH PROGRAM YEAR IN PROGRAM YEAR

JUL 07 N/A \$0.00 \$281,710.00 \$206,119.07 \$206,119.07

PROJECT NAME: 2. CONTINENTALS OF OMEGA PROJECT ID: 2005-0032
 ACTIVITY NO. 552 MATRIX CODE: 03D REGULATORY CITATION: 570.201C
 ACCOMPLISHMENTS/STATUS:
 2007/2008 budget appropriation: \$20,000.00. Project will be completed in 2008/2009.

TOTAL NUMBER OF PERSONS ASSISTED:
 DATE FUNDED NATIONAL OBJECTIVE LOW INCOME MODERATE LOW INCOME VERY LOW INCOME ASIAN/PACIFIC ISLANDER NATIVE NATIVE AMERICAN/ALASKAN NATIVE FEMALE HEAD OF HOUSEHOLD UNLIQUIDATED OBLIGATIONS TOTAL AUTHORIZED YEAR THROUGH PROGRAM YEAR IN PROGRAM YEAR

JUL 07 LMC 0 \$0.00 \$20,000.00 \$0.00 \$0.00

PROJECT NAME: 3. CITY PARK NEIGHBORHOOD PRESERVATION PROJECT ID: 2005-0009
 ACTIVITY NO. 590 MATRIX CODE: 03F REGULATORY CITATION: 570.201C
 ACCOMPLISHMENTS/STATUS:
 2007/2008 budget appropriation: \$467,000.00. \$43,586.65 expended. Project will be completed in 2008/2009.

TOTAL NUMBER OF PERSONS ASSISTED:
 DATE FUNDED NATIONAL OBJECTIVE LOW INCOME MODERATE LOW INCOME VERY LOW INCOME ASIAN/PACIFIC ISLANDER NATIVE NATIVE AMERICAN/ALASKAN NATIVE FEMALE HEAD OF HOUSEHOLD UNLIQUIDATED OBLIGATIONS TOTAL AUTHORIZED YEAR THROUGH PROGRAM YEAR IN PROGRAM YEAR

JULY 07 LMA N/A \$0.00 \$467,000.00 \$43,586.65 \$43,586.65

PROJECT NAME: 4. FLORENCE DOUGLAS SENIOR CENTER
 ACTIVITY NO. 522 MATRIX CODE: 03A

PROJECT ID: 2005-0011
 REGULATORY CITATION: 570.500C

ACTIVITY NAME, LOCATION, AND/OR DESCRIPTION:
 CDBG replacement of roof at senior center. 101-2104-463.40-26.

ACCOMPLISHMENTS/STATUS:
 2007/2008 budget appropriation: \$6,318.00. \$6,318.00 expended. Project completed.

TOTAL NUMBER OF PERSONS ASSISTED:

DATE FUNDED	NATIONAL OBJECTIVE	LOW INCOME	MODERATE INCOME	LOW INCOME	VERY LOW INCOME	WHITE	BLACK	HISPANIC	ASIAN/PACIFIC ISLANDER	NATIVE ALASKAN	NATIVE AMERICAN/ALASKAN	FEMALE HEAD OF HOUSEHOLD	TOTAL UNLIQUIDATED OBLIGATIONS	TOTAL AUTHORIZED	THROUGH PROGRAM YEAR	IN PROGRAM YEAR
JUL 07	Presumed Benefit	N/A	N/A	N/A	N/A	6,500	1,100	400	666	0	8,666	7,666	\$0.00	\$150,000.00	\$150,000.00	\$6,318.00

PROJECT NAME: 5. REYNAISSANCE FAMILY CENTER
 ACTIVITY NO. 551 MATRIX CODE: 14G

PROJECT ID: 2005-0031
 REGULATORY CITATION: 570.202

ACTIVITY NAME, LOCATION, AND/OR DESCRIPTION:
 CDBG acquisition/rehabilitation of sixteen-bed transitional housing facility for homeless persons for up to a two-year stay. 101-2104-463.40-09.

ACCOMPLISHMENTS/STATUS:
 2007/2008 budget appropriation: \$393,415.00. \$393,415.00 expended. Project completed.

TOTAL NUMBER OF PERSONS ASSISTED:

DATE FUNDED	NATIONAL OBJECTIVE	LOW INCOME	MODERATE INCOME	LOW INCOME	VERY LOW INCOME	WHITE	BLACK	HISPANIC	ASIAN/PACIFIC ISLANDER	NATIVE ALASKAN	NATIVE AMERICAN/ALASKAN	FEMALE HEAD OF HOUSEHOLD	TOTAL UNLIQUIDATED OBLIGATIONS	TOTAL AUTHORIZED	THROUGH PROGRAM YEAR	IN PROGRAM YEAR
JUL 07	Presumed Benefit	N/A	N/A	N/A	N/A	8	6	9	0	3	26	10	\$0.00	\$920,362.00	\$920,362.00	\$393,415.00

PROJECT NAME: 6. BENSON AVENUE
 ACTIVITY NO. 565, 566 MATRIX CODE: 03

PROJECT ID: 2006-0009, 2006-0010
 REGULATORY CITATION: 570.201(g)

ACTIVITY NAME, LOCATION, AND/OR DESCRIPTION:
 CDBG project delivery and installation of public improvements on 100 block of Benson Avenue between "B" and "C" Streets in Vallejo Heights Target Area, Census Tract 2517.01, Block Group 2. 59.9 percent low- and moderate-income per City survey, 5/95. 101-2104-463.40-58, 101-2104-463.40-75.

ACCOMPLISHMENTS/STATUS:
 2007/2008 budget appropriation: \$169,503.00 for project delivery; \$64,561.19 expended. \$730,464.00 for construction costs. Project will be completed in 2008/2009.

TOTAL NUMBER OF PERSONS ASSISTED:

DATE FUNDED	NATIONAL OBJECTIVE	LOW INCOME	MODERATE INCOME	LOW INCOME	VERY LOW INCOME	WHITE	BLACK	HISPANIC	ASIAN/PACIFIC ISLANDER	NATIVE ALASKAN	NATIVE AMERICAN/ALASKAN	FEMALE HEAD OF HOUSEHOLD	TOTAL UNLIQUIDATED OBLIGATIONS	TOTAL AUTHORIZED	THROUGH PROGRAM YEAR	IN PROGRAM YEAR
JUL 07	LMA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$0.00	\$899,967.00	\$89,755.58	\$64,561.19

PROJECT NAME: 7. FIRST-TIME HOME BUYERS

PROJECT ID: 2007-0002, 2007-0016

ACTIVITY NO. 586, 600 MATRIX CODE: 13

REGULATORY CITATION: 570.201N

ACTIVITY NAME, LOCATION, AND/OR DESCRIPTION:
CDBG down payment assistance loans and closing cost grants to low- and moderate-income homebuyers. 101-2104-463.40-01, 101-2104-463.40-60.

ACCOMPLISHMENTS/STATUS:
2007/2008 budget appropriation: \$395,045.00 for loans, and \$48,975.00 for grants. \$326,147.60 expended on loans, and \$48,975.00 expended for grants. Six down payment assistance loans and closing cost grants provided.

TOTAL NUMBER OF PERSONS ASSISTED:

DATE FUNDED	LOW/ MODERATE INCOME	LOW INCOME	VERY LOW INCOME	WHITE	BLACK	HISPANIC	ASIAN/ PACIFIC ISLANDER	NATIVE ALASKAN	NATIVE AMERICAN/ ALASKAN NATIVE	TOTAL	FEMALE HEAD OF HOUSEHOLD	UNLIQUIDATED OBLIGATIONS	TOTAL AUTHORIZED	THROUGH PROGRAM YEAR	IN PROGRAM YEAR
JUL 07	6	6	0	4	2	0	0	0	0	6	3	\$0.00	\$444,020.00	\$375,122.60	\$375,122.60

PROJECT NAME: 8. CONTINGENCY

PROJECT ID: 2007-0015

ACTIVITY NO. 599 MATRIX CODE: 22

REGULATORY CITATION: N/A

ACTIVITY NAME, LOCATION, AND/OR DESCRIPTION:
This account is used for CDBG public improvement and facility projects if additional funds are needed. 101-2104-463.40-56.

ACCOMPLISHMENTS / STATUS:
2007/2008 budget appropriation: \$73,815.00. \$70,193.17 expended on Renaissance Family Center.

TOTAL NUMBER OF PERSONS ASSISTED:

DATE FUNDED	LOW/ MODERATE INCOME	LOW INCOME	VERY LOW INCOME	WHITE	BLACK	HISPANIC	ASIAN/ PACIFIC ISLANDER	NATIVE ALASKAN	NATIVE AMERICAN/ ALASKAN NATIVE	TOTAL	FEMALE HEAD OF HOUSEHOLD	UNLIQUIDATED OBLIGATIONS	TOTAL AUTHORIZED	THROUGH PROGRAM YEAR	IN PROGRAM YEAR
JUL 07	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$0.00	\$73,815.00	\$70,193.17	\$70,193.17

PROJECT NAME: 9. PAINT GRANTS

PROJECT ID: 2006-0001, 2007-0004

ACTIVITY NO. 555, 588 MATRIX CODE: 14A

REGULATORY CITATION: 570.202

ACTIVITY NAME, LOCATION, AND/OR DESCRIPTION:
CDBG exterior house paint grants for low- and moderate-income homeowners. 101-2104-463.40-03.

ACCOMPLISHMENTS/STATUS:
2007/2008 budget appropriation: \$33,701.00. \$33,186.86 expended. Ten paint grants provided.

TOTAL NUMBER OF PERSONS ASSISTED:

DATE FUNDED	LOW/ MODERATE INCOME	LOW INCOME	VERY LOW INCOME	WHITE	BLACK	HISPANIC	ASIAN/ PACIFIC ISLANDER	NATIVE ALASKAN	NATIVE AMERICAN/ ALASKAN NATIVE	TOTAL	FEMALE HEAD OF HOUSEHOLD	UNLIQUIDATED OBLIGATIONS	TOTAL AUTHORIZED	THROUGH PROGRAM YEAR	IN PROGRAM YEAR
JUL 07	10	6	4	4	5	0	1	0	0	10	6	\$0.00	\$33,701.00	\$33,186.86	\$33,186.86

PROJECT NAME: 10. REHABILITATION LOANS PROJECT ID: 2007-0005
 ACTIVITY NO. 589 MATRIX CODE: 14A REGULATORY CITATION: 570.202
 ACCOMPLISHMENTS/STATUS:
 CDBG low interest loans to low- and moderate-income residents for rehabilitation 2007/2008 budget appropriation: \$24,000.00. \$24,000.00 expended for project delivery.
 of homes. 101-2104-463-40-04.

TOTAL NUMBER OF PERSONS ASSISTED:
 DATE NATIONAL MODERATE LOW VERY LOW UNLIQUIDATED TOTAL THROUGH
 FUNDED OBJECTIVE INCOME INCOME INCOME INCOME OBLIGATIONS AUTHORIZED PROGRAM IN PROGRAM
 YEAR YEAR YEAR YEAR YEAR YEAR YEAR YEAR

DATE FUNDED	NATIONAL OBJECTIVE YEAR	MODERATE INCOME YEAR	LOW INCOME YEAR	VERY LOW INCOME YEAR	UNLIQUIDATED OBLIGATIONS YEAR	TOTAL AUTHORIZED YEAR	THROUGH PROGRAM YEAR	IN PROGRAM YEAR
JUL 07	0	0	0	0	\$0.00	\$24,000.00	\$24,000.00	\$24,000.00

PROJECT NAME: 11. HOMEBUYER AND HOMEOWNER TRAINING PROJECT ID: 2007-0003
 ACTIVITY NO. 587 MATRIX CODE: 05S REGULATORY CITATION: 570.204
 ACCOMPLISHMENTS/STATUS:
 CDBG homebuyer training class for 60 low- and moderate-income persons, and 2007/2008 budget appropriation: \$77,912.00. \$29,395.90 expended. 171 persons served.
 post-home purchase counseling for fifteen low- and moderate-income persons.
 101-2104-463-40-02.

TOTAL NUMBER OF PERSONS ASSISTED:

DATE FUNDED	NATIONAL OBJECTIVE YEAR	MODERATE INCOME YEAR	LOW INCOME YEAR	VERY LOW INCOME YEAR	UNLIQUIDATED OBLIGATIONS YEAR	TOTAL AUTHORIZED YEAR	THROUGH PROGRAM YEAR	IN PROGRAM YEAR
JULY 07	171	89	82	70	\$0.00	\$77,912.00	\$29,395.90	\$29,395.90

PROJECT NAME: 12. AREA AGENCY ON AGING PROJECT ID: 2007-0007
 ACTIVITY NO. 591 MATRIX CODE: 05A REGULATORY CITATION: 570.201E
 ACCOMPLISHMENTS/STATUS:
 1,500 CDBG escorted one-way trips during the year to 100 frail, older residents. 2007/2008 budget appropriation: \$20,000.00. \$19,200.00 expended. 3,688 escorted trips provided to 92 clients.
 101-2104-463-40-31.

TOTAL NUMBER OF PERSONS ASSISTED:

DATE FUNDED	NATIONAL OBJECTIVE YEAR	MODERATE INCOME YEAR	LOW INCOME YEAR	VERY LOW INCOME YEAR	UNLIQUIDATED OBLIGATIONS YEAR	TOTAL AUTHORIZED YEAR	THROUGH PROGRAM YEAR	IN PROGRAM YEAR
JUL 07	Presumed Benefit	N/A	N/A	N/A	\$0.00	\$20,000.00	\$19,200.00	\$19,200.00

PROJECT NAME: 13. CATHOLIC SOCIAL SERVICE

PROJECT ID: 2007-0012

ACTIVITY NO. 596

MATRIX CODE: 05

REGULATORY CITATION: 570.201E

ACTIVITY NAME, LOCATION, AND/OR DESCRIPTION:

ACCOMPLISHMENTS/STATUS:

CDBG family assistance services (3,000 units of service) to 1,500 very low-income residents. 101-2104-463.40-51.

2007/2008 budget appropriation: \$20,000.00. \$20,000.00 expended. 4,796 units of service to 2,952 clients.

TOTAL NUMBER OF PERSONS ASSISTED:

DATE FUNDED	NATIONAL OBJECTIVE	LOW INCOME	MODERATE INCOME	VERY LOW INCOME	WHITE	BLACK	HISPANIC	ASIAN/PACIFIC ISLANDER	NATIVE AMERICAN/ALASKAN NATIVE	TOTAL	FEMALE HEAD OF HOUSEHOLD	UNLIQUIDATED OBLIGATIONS	TOTAL AUTHORIZED	THROUGH PROGRAM YEAR	IN PROGRAM YEAR
JUL 07	LMC	2,952	0	2,952	469	1,647	372	431	33	2,952	222	\$0.00	\$20,000.00	\$20,000.00	\$20,000.00

PROJECT NAME: 14. CHRISTIAN HELP CENTER

PROJECT ID: 2007-0009

ACTIVITY NO. 593

MATRIX CODE: 05

REGULATORY CITATION: 570.201E

ACTIVITY NAME, LOCATION, AND/OR DESCRIPTION:

ACCOMPLISHMENTS/STATUS:

43,000 meals and 2,000 hours of case management to 650 CDBG clients who are residents of emergency homeless shelter. 101-2104-463.40-35.

2007/2008 budget appropriation: \$20,000.00. \$19,514.95.00 expended. 81,975 units of service provided to 1,093 clients.

TOTAL NUMBER OF PERSONS ASSISTED:

DATE FUNDED	NATIONAL OBJECTIVE	LOW INCOME	MODERATE INCOME	VERY LOW INCOME	WHITE	BLACK	HISPANIC	ASIAN/PACIFIC ISLANDER	NATIVE AMERICAN/ALASKAN NATIVE	TOTAL	FEMALE HEAD OF HOUSEHOLD	UNLIQUIDATED OBLIGATIONS	TOTAL AUTHORIZED	THROUGH PROGRAM YEAR	IN PROGRAM YEAR
JUL 07	Presumed Benefit	N/A	N/A	N/A	425	556	67	35	10	1,093	77	\$0.00	\$20,000.00	\$19,514.95	\$19,514.95

PROJECT NAME: 15. GLOBAL CENTER FOR SUCCESS

PROJECT ID: 2007-0013

ACTIVITY NO. 597

MATRIX CODE: 05

REGULATORY CITATION: 570.201E

ACTIVITY NAME, LOCATION, AND/OR DESCRIPTION:

ACCOMPLISHMENTS/STATUS:

CDBG supportive services, including rental assistance, to 375 homeless individuals. 101-2104-463.40-52.

2007/2008 budget appropriation: \$25,000.00. \$23,173.60 expended. 495 clients served.

TOTAL NUMBER OF PERSONS ASSISTED:

DATE FUNDED	NATIONAL OBJECTIVE	LOW INCOME	MODERATE INCOME	VERY LOW INCOME	WHITE	BLACK	HISPANIC	ASIAN/PACIFIC ISLANDER	NATIVE AMERICAN/ALASKAN NATIVE	TOTAL	FEMALE HEAD OF HOUSEHOLD	UNLIQUIDATED OBLIGATIONS	TOTAL AUTHORIZED	THROUGH PROGRAM YEAR	IN PROGRAM YEAR
JUL 07	Presumed Benefit	N/A	N/A	N/A	206	223	40	25	1	495	25	\$0.00	\$25,000.00	\$23,173.60	\$23,173.60

PROJECT NAME: 16. GREATER VALLEJO RECREATION DISTRICT PROJECT ID: 2007-0010
 ACTIVITY NO. 594 MATRIX CODE: 05D REGULATORY CITATION: 570.201E
 ACCOMPLISHMENTS/STATUS:
 2007/2008 budget appropriation: \$43,000.00. \$28,518.87 expended. 89 youth served.

TOTAL NUMBER OF PERSONS ASSISTED:

DATE FUNDED	NATIONAL OBJECTIVE	LOW INCOME	MODERATE INCOME	VERY LOW INCOME	WHITE	BLACK	HISPANIC	ISLANDER	PACIFIC ASIAN/ALASKAN NATIVE	NATIVE AMERICAN/ALASKAN NATIVE	FEMALE HEAD OF HOUSEHOLD	TOTAL UNLIQUIDATED OBLIGATIONS	TOTAL AUTHORIZED	THROUGH PROGRAM YEAR	IN PROGRAM YEAR
JUL 07	LMC	89	20	69	6	63	14	4	2	89	46	\$0.00	\$43,000.00	\$28,518.87	\$28,518.87

PROJECT NAME: 17. HOPE HAVEN TRANSITIONAL SHELTER PROJECT ID: 2007-0014
 ACTIVITY NO. 598 MATRIX CODE: 05F REGULATORY CITATION: 570.201E
 ACCOMPLISHMENTS/STATUS:
 2007/2008 budget appropriation: \$30,000.00. \$30,000.00 expended. 22 clients served.

TOTAL NUMBER OF PERSONS ASSISTED:

DATE FUNDED	NATIONAL OBJECTIVE	LOW INCOME	MODERATE INCOME	VERY LOW INCOME	WHITE	BLACK	HISPANIC	ISLANDER	PACIFIC ASIAN/ALASKAN NATIVE	NATIVE AMERICAN/ALASKAN NATIVE	FEMALE HEAD OF HOUSEHOLD	TOTAL UNLIQUIDATED OBLIGATIONS	TOTAL AUTHORIZED	THROUGH PROGRAM YEAR	IN PROGRAM YEAR
JUL 07	Presumed Benefit	N/A	N/A	N/A	5	16	0	1	0	22	0	\$0.00	\$30,000.00	\$30,000.00	\$30,000.00

PROJECT NAME: 18. THE HOUSE OF ACTS PROJECT ID: 2007-0011
 ACTIVITY NO. 595 MATRIX CODE: 05F REGULATORY CITATION: 570.201E
 ACCOMPLISHMENTS/STATUS:
 2007/2008 budget appropriation: \$22,000.00. \$19,246.95 expended. 45 clients served.

TOTAL NUMBER OF PERSONS ASSISTED:

DATE FUNDED	NATIONAL OBJECTIVE	LOW INCOME	MODERATE INCOME	VERY LOW INCOME	WHITE	BLACK	HISPANIC	ISLANDER	PACIFIC ASIAN/ALASKAN NATIVE	NATIVE AMERICAN/ALASKAN NATIVE	FEMALE HEAD OF HOUSEHOLD	TOTAL UNLIQUIDATED OBLIGATIONS	TOTAL AUTHORIZED	THROUGH PROGRAM YEAR	IN PROGRAM YEAR
JUL 07	Presumed Benefit	N/A	N/A	N/A	14	17	9	5	0	45	0	\$0.00	\$22,000.00	\$19,246.95	\$19,246.95

PROJECT NAME: 19. MEALS ON WHEELS
 PROJECT ID: 2007-0008
 ACTIVITY NO. 592
 MATRIX CODE: 05A
 REGULATORY CITATION: 570.201E
 ACCOMPLISHMENTS/STATUS:
 2007/2008 budget appropriation: \$31,282.00. \$31,073.45 expended. 149 clients served.
 Crest CDBG Target Areas. 101-2104-463.40-32.

TOTAL NUMBER OF PERSONS ASSISTED:

DATE FUNDED	NATIONAL OBJECTIVE	LOW INCOME	MODERATE INCOME	LOW INCOME	VERY LOW INCOME	WHITE	BLACK	HISPANIC	ISLANDER	PACIFIC ISLANDER	NATIVE ALASKAN	NATIVE AMERICAN/ ALASKAN	FEMALE HEAD OF HOUSEHOLD	TOTAL UNLIQUIDATED OBLIGATIONS	TOTAL AUTHORIZED	THROUGH PROGRAM YEAR	IN PROGRAM YEAR
JUL 07	Presumed Benefit	N/A	N/A	N/A	N/A	55	40	10	44	0	0	149	51	\$0.00	\$31,282.00	\$31,073.45	\$31,073.45

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CITY OF VALLEJO
SUMMARY OF COMMUNITY DEVELOPMENT ACCOMPLISHMENTS
CDBG EXPENDITURES BY PRIORITY NEED CATEGORY
FISCAL YEAR 2007/2008

PRIORITY NEED CATEGORY	ACTIVITIES UNDERWAY		ACTIVITIES COMPLETED	
	#	\$	#	\$
PUBLIC FACILITIES				
SENIOR CENTERS (03A)			1	6,318.00
YOUTH CENTERS (03D)	1			
PARKS AND/OR RECREATIONAL FACILITIES (03F)	1			
OTHER PUBLIC FACILITIES			1	463,608.17
OTHER PUBLIC FACILITIES OR IMPROVEMENTS (03)	1	64,561.19		
PUBLIC SERVICES				
SENIOR SERVICES (05A)			2	50,373.45
YOUTH SERVICES (05D)			1	28,518.87
SUBSTANCE ABUSE SERVICES (05F)			2	49,246.95
OTHER PUBLIC SERVICES (05)			3	62,688.55
OTHER COMMUNITY DEVELOPMENT SERVICES				
CODE ENFORCEMENT (15)			1	43,586.65
TOTAL	3	64,561.19	11	704,340.64

CITY OF VALLEJO
SUMMARY OF COMMUNITY DEVELOPMENT ACCOMPLISHMENTS
CDBG HOUSING UNITS COMPLETED
FISCAL YEAR 2007/2008

	ACTIVITIES COMPLETED
HOUSING UNITS (BASED ON ACTUAL COMPLETED)	
DIRECT HOMEOWNERSHIP ASSISTANCE (13)	6
<u>Racial/Ethnic Category</u>	
HISPANIC	
NON-HISPANIC	
WHITE	4
BLACK	2
ASIAN/PACIFIC ISLANDER	
NATIVE AMERICAN/ALASKAN NATIVE	
NON-HISPANIC TOTAL	6
TOTAL RACIAL/ETHNIC	6

CITY OF VALLEJO
SUMMARY OF CDBG ACCOMPLISHMENTS, OTHER THAN HOUSING UNITS
FISCAL YEAR 2007/2008

CATEGORY/UNITS	ACTIVITIES UNDERWAY	ACTIVITIES COMPLETED
PUBLIC FACILITIES OR PUBLIC IMPROVEMENTS		
PUBLIC FACILITIES	2	2
OTHER PUBLIC IMPROVEMENTS	1	
PUBLIC SERVICES OR OTHER CATEGORIES		
PERSONS SERVED		4,937

CITY OF VALLEJO
 HOME PROGRAM HOUSING UNITS: EXPENDITURES AND COMPLETIONS
 FISCAL YEAR 2007/2008

HOUSING EXPENDITURES/COMPLETIONS UNDER HOME	\$ EXPENDED	# UNITS IN COMPLETED ACTIVITY
EXISTING OWNERS		
31 - 50 % MFI	181,293.50	2
TOTAL, EXISTING OWNERS	181,293.50	2
FIRST TIME HOMEBUYERS		
31 - 50 % MFI	109,800.00	1
51 - 80% MFI	74,727.00	2
TOTAL FIRST TIME HOMEBUYERS	184,527.00	3
TOTAL OWNERS		
31 - 50 % MFI	291,093.50	3
51 - 80 % MFI	74,727.00	2
TOTAL	365,820.50	5

CITY OF VALLEJO
 HOME PROGRAM HOUSING UNIT COMPLETIONS
 FISCAL YEAR 2007/2008

RACIAL/ETHNIC CATEGORY	UNITS
HISPANIC	
NON-HISPANIC	
WHITE	2
BLACK	3
ASIAN/PACIFIC ISLANDER	
NATIVE AMERICAN/ALASKAN NATIVE	
NON-HISPANIC TOTAL	5
TOTAL RACIAL/ETHNIC	5

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**ANNUAL PERFORMANCE REPORT
- HOME PROGRAM**

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ANNUAL PERFORMANCE REPORT HOME PROGRAM

U.S. Dept of Housing &
Urban Development
Office of Community
Planning and Development

CMB No. 2501-0013 (exp. 3/30/93)

Public Reporting Burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2501-0013), Washington, D.C., 20503. Do not send this completed form to either of these addresses.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (CMI) System. Participants should enter the reporting period in the first blank. This reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before November 30. Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7178, 451 7 th Street, S.W., Washington, D.C. 20410.	This report is for period: (mm/dd/yy)		Date Submitted:
	Starting: 07/01/07	Ending: 06/30/08	09/26/08

Part I: Participant identification			
1. Participant Number M-07-MC-06-0223	2. Participant Name CITY OF VALLEJO		
3. Name of Person Completing Report GUY L. RICCA		4. Phone No. (Include Area Code) (707) 648-4395	
5. Address P.O. BOX 1432	6. City VALLEJO	7. State CA	8. Zip Code 94590

Part II: Program Income
Enter the following program income amounts for the reporting period: in block 1 the balance on hand at the beginning; in block 2 the amount generated; in block 3 the amount expended; and in block 4 the amount for Tenant-Based Rental Assistance.

1. Balance on Hand at Beginning of Reporting Period: 63,491.50	2. Amount Received During Reporting Period: 131,310.06	3. Total Amount Expended During Reporting Period: 194,801.56	4. Amount Expended for Tenant-Based Rental Assistance: 0.00	5. Balance on hand at time of Reporting Period 1 + 2 - 3 = 5 0.00
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Part III: Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)
In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic	
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic		e. Hispanic
A. Contract 1. Number	2	-0-	-0-	0	-0-	2
2. Dollar Amount	\$149,875.00	-0-	-0-	0	-0-	2
B. Sub-Contracts 1. Number	-0-	-0-	-0-	-0-	-0-	-0-
2. Dollar Amount	-0-	-0-	-0-	-0-	-0-	-0-
	a. Total	b. Women Business Enterprises (WBE)	c. Male			
C. Contracts 1. Number	2	-0-	2			
2. Dollar Amount	-0-	-0-	0			
D. Sub-Contracts 1. Number	-0-	-0-	-0-			
2. Dollar Amount	\$149,875.00	-0-	\$149,875.00			

PART IV: Minority Owners of Rental Property						
In the table below, indicate the number of HOME assisted rental property owners and dollar value of HOME assisted rental properties during the reporting period.						
	Minority Property Owners					
	a. Total	b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	f. White Non-Hispanic
1. Number	-0-	-0-	-0-	-0-	-0-	-0-
2. Dollar Amount	-0-	-0-	-0-	-0-	-0-	-0-

Part V: Relocation and Real Property Acquisition		
Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.		
	a. Number	b. Cost
1. Parcels Acquired	-0-	-0-
2. Businesses Displaced	-0-	-0-
3. Nonprofit Organizations Displaced	-0-	-0-
4. Persons Temporarily Relocated, not Displaced	-0-	-0-

Persons Displaced	Minority Persons					f. White Non-Hispanic
	a. Total	b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Persons Displaced: No.	-0-	-0-	-0-	-0-	-0-	-0-
6. Persons Displaced: Cost	-0-	-0-	-0-	-0-	-0-	-0-

HOME Match Report

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB Approval No. 2506.0171
(exp. 03/31/2005)

Part I Participant Identification

1. Participant No. (assigned by HUD) M-07 -MC-06-0223		2. Name of Participating Jurisdiction CITY OF VALLEJO		3. Name of Contact GUY L. RICCA		Match Contribution for Federal Fiscal Year (yy) 07-01-07 to 06-30-08	
5. Street Address of the Participating Jurisdiction P.O. BOX 1432				4. Contact's Phone Number (include area code) (707) 648-4395			
6. City		7. State CA		8. Zip Code 94590			

Part II Fiscal Year Summary

		9. Total Match
1. Excess match from prior Federal fiscal year		\$ 281,057.11
2. Match contribution during current Federal fiscal year (see Part III.9)		\$ -0-
3. Total match available for current Federal fiscal year (line 1 + line 2)		\$ 281,057.11
4. Match liability for current Federal fiscal year		\$ 152,266.99
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)		\$ 128,790.12

Part III Match Contribution for the Federal Fiscal Year

1. Project No. or Other ID	2. Date of Contribution (mm/dd/yy)	3. Cash (non-Federal sources)	4. Forgone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match

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Third Program Year Consolidated Annual Performance and Evaluation Report (CAPER)

GENERAL

Executive Summary

This module is optional, but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the third year.

Program Year 3 CAPER Executive Summary response:

None.

General Questions

1. Assessment of the one-year goals and objectives:

- a. Describe the accomplishments in attaining the goals and objectives for the reporting period.

The goals and objectives for the Fiscal Year (FY) 2007/2008 reporting period (July 1, 2007 through June 30, 2008), which are also for the third year of the City's Five Year Consolidated Plan, were substantially achieved, or exceeded.

- b. Provide a breakdown of the Community Planning and Development (CPD) formula grant funds spent on grant activities for each goal and objective.

Refer to attached Consolidated Annual Performance and Evaluation Report (CAPER) tables.

- c. If applicable, explain why progress was not made towards meeting the goals and objectives.

Not applicable.

2. Describe the manner in which the recipient would change its program as a result of its experiences.

No program changes are planned at this time. The City is on schedule to meet its objectives within the Five Year Consolidated Plan period, or by June 30, 2010.

3. Affirmatively Furthering Fair Housing:

- a. Provide a summary of impediments to fair housing choice.

The U. S. Department of Housing and Urban Development (HUD) has approved the City's "Analysis of Impediments to Fair Housing Choice," or "AI". However, the City intends to update the AI during the Five Year Consolidated Plan period.

- b. Identify actions taken to overcome effects of impediments identified.

Not applicable. In addition, there were no court orders, consent decrees, or HUD-imposed sanctions that affected fair housing choice.

4. Describe other actions in the Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

The major obstacle to meeting underserved housing and community development needs was a lack of sufficient funding to address all of the

needs that existed. As an example, a high priority need existed for safe and decent affordable rental housing for larger families. However, in this area, the City was primarily dependent on others. This included private, non-profit and for-profit housing developers, and HUD.

One method that is directly available to the City to address this need is through the Housing Choice Voucher ("Section 8 Existing" [Housing]) Program. The City of Vallejo Housing Authority has applied for and received additional vouchers in past years. These vouchers have all been issued to clients. As of June 30, 2008, the Housing Authority was authorized to provide 2,268 vouchers. However, the Authority had a large waiting list, (over 5,700 families).

5. Leveraging Resources

- a. Identify progress in obtaining other public and private resources to address needs.

Private Resources: Contributions were made by churches, private corporations, non-profit organizations, and private individuals to the Christian Help Center, an emergency homeless shelter for families, (a high priority); adult individuals, (a medium priority); and teens. A total of 1,093 homeless persons were provided with temporary emergency shelter and meals during the reporting period.

Government Resources: Federal – (i) Approximately \$18 million in Housing Choice Voucher Assistance was provided from HUD through the Housing Authority to 2,036 very low income families, (0 to 50 percent of the median family income), (a number one priority); (ii) \$579,633 in HUD CDBG Program funds was allocated by the City to Vallejo Neighborhood Housing Services, Inc. (VNHS) to provide various affordable housing programs to sixteen low- and moderate-income households, (0 to 80 percent of the median family income). Services included first time homebuyer loans, (a number two priority); (iii) approximately \$1.4 million in HUD HOME Program funds was also allocated by the City to VNHS to provide various housing services to low- and moderate-income households. This included pre-development of for-ownership housing, (a number two priority), first time homebuyer loans, and rehabilitation loans; (iv) Federal Emergency Management Agency (FEMA) funds were provided to the Food Bank of Contra Costa and Solano, the Christian Help Center, and Safequest Solano; (v) funds for facility and supportive services were provided to Genesis House, a work-based residential treatment facility for approximately 30 extremely low-income men and women in recovery, (a number one priority); (vi) HUD HOPWA formula funds were provided to a non-profit agency to provide rental assistance for up to ten months to approximately 45 extremely low-income and low-income persons who are living with AIDS, (a number one priority); (vii) \$22,000 in CDBG Program funds was allocated by the City to The House of Acts, Inc. to operate an eight-bed residential treatment facility in South Vallejo for men in recovery, (a number one priority); and (viii) \$30,000 in CDBG Program funds was also allocated by the City to Hope Haven Transitional Shelter, Inc., to operate a six-bed transitional housing facility for homeless women in recovery, (a number one priority). State – (i) Funds through the County of Solano were allocated to Caminar Solano, a community-based mental health agency, to provide facility support and services for approximately 40 severely mentally ill persons who are extremely low-income, and low-income, (a number one priority); (ii) funds were provided through the County to Bi-Bett Corporation, Inc. to provide detoxification beds and sober living residency

for twelve persons; and funds were provided directly by the State to Bi-Bett to provide three sober living residencies to approximately 30 men, and women and their children, (a number one priority).

The above-mentioned programs and services were available to residents of Vallejo, (i. e., City-wide). However, many of the participants in the City's various housing and community development programs also resided in CDBG Target Area neighborhoods. Eligibility for these services was based on a person's income, or presumed income. The City has no areas of low-income concentration.

- b. Identify how Federal resources from HUD leveraged other public and private resources.

Refer to a. above.

- c. Identify how matching requirements were satisfied.

Refer to the attached HOME Program Match Report.

Program Year 3 CAPER General Questions response: **See above.**

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

The City's housing and community development strategy was implemented by a variety of institutions, including the Community Development Department, the Housing Authority, other City departments, VNHS, the Renaissance Family Center, Affirmed Housing, the Christian Help Center, and other private, non-profit, and public institutions.

To be effective, housing policies and strategies were consistently monitored and, when necessary, revised. For example, in August 2007 the City allocated an additional \$282,964 in previously unallocated CDBG Program funds, for the completion of public improvements on the 100 block of Benson Avenue, in order to ensure that: (1) this project may be designed and completed during the period of the Consolidated Plan, and (2) the City's CDBG Program funds will be expended in a timely manner, in compliance with program requirements.

The City conducts monitoring reviews of selected activities, i. e., housing and social service activities, to assess whether its programs are being carried out in accordance with the Consolidated Plan, and in a timely manner. This monitoring is carried out on a regular basis to ensure that statutory and regulatory requirements are being met and that, where appropriate, information that is being submitted to the HUD Integrated Disbursement and Information system ("IDIS") is correct and complete. There are several evaluation tools that the City used to measure the success of its programs in meeting local housing and community development needs. The first were the annual progress reports required by funding sources. HUD required that by September 30, 2007, the City submit an annual report on its performance in carrying out its program goals in the CAPER, for the CDBG and HOME Programs. For the 2006/2007 Fiscal Year, this report was provided to HUD on September 27, 2007. Utilization reports were also required for the Housing Choice Voucher Program to inform HUD of the number of vouchers being used in relation to the number of vouchers available.

The City also compiled, periodically, inventories of current development projects, ascertained vacancy rates, and conducted rent surveys for purposes of determining rent reasonableness.

Program Year 3 CAPER Managing the Process response: **See above.**

Citizen Participation

1. Provide a summary of citizen comments.

A public hearing on the CAPER for FY 2007/2008 was scheduled to be held on September 4, 2008 during the regular meeting of the Community Development Commission of the City of Vallejo. Written comments on the report were also requested by the City from August 29, 2008 until September 12, 2008. The draft and final version of the CAPER that is submitted to HUD will also be made available on the City's web page, as well as the CAPER later approved by HUD. A public notice on the CAPER's availability for review and the September 4, 2008 public hearing was distributed to 150 different individuals and organizations. The CAPER is scheduled to be reviewed and approved by the City Council on September 16, 2008.

On December 6, 2007 the Community Development Commission held a public hearing to gather information and receive comments on critical housing and community development needs. At this hearing, residents spoke on the lack of affordable housing, including for low-income, frail elderly.

2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment, (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the Census Tracts where expenditures were concentrated.

Refer to attached CAPER tables.

Program Year 3 CAPER Citizen Participation response: **See above.**

Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

The Community Development Department was responsible for the implementation of Consolidated Plan activities. However, a variety of public and private organizations were involved in administering Plan components. For example, several non-profit organizations provided services for the homeless, and private lenders participated in affordable housing loan programs to fund mortgages for low-income persons. The City benefitted from a well-developed network of government agencies, non-profit entities, and private organizations to carry out its Consolidated Plan. Gaps previously identified in the delivery of services for the homeless, and persons at risk of homelessness, were addressed in part by the City's representation on a County-wide Health Care for the Homeless Committee, and the Christian Help Center Advisory Board on the Homeless. These efforts have given needed attention to the coordination of services for the general homeless population, and for persons who are not homeless but who have special needs.

Program Year 3 CAPER Institutional Structure response: **See above.**

Monitoring

1. Describe how and the frequency with which you monitored your activities.
CDBG and HOME Program-funded subrecipient agencies are monitored once every two or three years. Eight CDBG Program-funded subrecipient agencies were monitored in FY 2007/2008.

2. Describe the results of your monitoring including any improvements.
After monitoring was conducted in FY 2007/2008, subrecipient agencies were determined to be in substantial compliance with the terms of their Agreements. Follow up will be conducted in FY 2008/2009, and all findings and concerns will be resolved or addressed.

3. Self Evaluation
a. Describe the effect programs have in solving neighborhood and community problems.

The City was successful in FY 2007/2008 in its attempt to balance the need for housing affordability and availability for extremely low-income and low-income renters, housing rehabilitation, shelter for the homeless, and assistance for persons with special needs. The City regards the priorities it has established in the Consolidated Plan as relative, particularly as they pertain to the funding that is available to assist extremely low-income persons, and the homeless.

b. Describe progress in meeting priority needs and specific objectives and helping to make the community's vision of the future a reality.

The strategies and activities pursued by the City during the reporting period made an impact on the needs identified in the Consolidated Plan.

c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity, principally for low- and moderate-income persons.

Refer to "Housing," "Homeless," "Community Development," and "Non-homeless Special Needs" sections.

d. Indicate any activities falling behind schedule.

As of June 30, 2008, the City had no slow-moving activities. As of May 2, 2008, the City was below the 1.5 ratio CDBG Program timeliness expenditure standard, at 1.39. As of June 30, 2008, the City was also in compliance with HOME Program funding commitment (obligation) and expenditure requirements.

e. Describe how activities and strategies made an impact on identified needs.

Refer to a. and c. above.

f. Identify indicators that would best describe the results.

Refer to c. above. In addition, the City uses HUD's Performance Outcome Measurement System.

g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.

Other than an overall shortage of funding resources, the City did not identify any barriers that negatively impacted the accomplishment of its goals. Federal grant expenditures were timely, and actual expenditures did not differ from "letter of credit" disbursements from the U. S. Treasury. The City anticipates that projects and goals set out in the FY 2007/2008 Action Plan that were not completed and achieved will be realized in the Five Year Consolidated Plan period.

h. Identify whether major goals are on target and discuss reasons for those that are not on target.

Refer to g. above.

- i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

None.

Program Year 3 CAPER Monitoring response: **See above.**

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Lead-based paint educational materials, inspections, and referrals were made to available to tenants and landlords. There were no reported cases of lead-based paint poisoning in Vallejo during the reporting period.

Program Year 3 CAPER Lead-based Paint response: **See above.**

HOUSING

Housing Needs

1. Describe actions taken during the last year to foster and maintain affordable housing.

Rental assistance (Housing Choice Vouchers), new construction of affordable rental housing (Avian Glen Apartments), owner-occupied housing rehabilitation loans, and homebuyer assistance (down payment loans and closing cost grants) was provided to low- and moderate-income residents.

Program Year 3 CAPER Housing Needs response: **See above.**

Specific Housing Objectives

1. Evaluate progress in meeting the specific objective of providing affordable housing, including for the number of extremely low-income, low-income, and moderate-income renter and owner households, comparing actual accomplishments with proposed goals during the reporting period.

Priority #1:

Very low-income renters:

Five year goal: Rental assistance to 2,000 units each year

Goal, FY 2007/2008: Rental assistance to 2,000 units

Accomplished, FY 2007/2008: 2,036 units assisted, as follows:

Number of extremely low-income (0 to 30 percent of the median family income) rental households assisted: 1,404

Number of very low-income (31 to 50 percent of the median family income) rental households assisted: 529

Number of low-income (51 to 80 percent of the median family income) rental households assisted: 103

Goal, FY 2006/2007: Rental assistance to 2,000 units

Accomplished, FY 2006/2007: 2,041 units assisted

Goal, FY 2005/2006: Rental assistance to 2,000 units

Accomplished, FY 2005/2006: 2,266 units assisted

Five year goal: Rehabilitation of 155 units for the elderly at Marina Tower Apartments

Accomplished, FY 2006/2007: 155 units

Total accomplished: 155 units

Five year goal: New construction of 113 multi-family units, 87 of which will be completed at Avian Glen Apartments

Accomplished, FY 2007/2008: 87 units (Avian Glen Apartments)

Accomplished, FY 2006/2007: 0 units
Accomplished, FY 2005/2006: 0 units
Total accomplished: 87 units
Very low- and low-income existing homeowners:
Five year goal: Rehabilitation of 25 units
Goal, FY 2007/2008: Rehabilitation of five units
Accomplished, FY 2007/2008: Two units
Goal, FY 2006/2007: Rehabilitation of five units
Accomplished, FY 2006/2007: Three units
Goal, FY 2005/2006: Rehabilitation of five units
Accomplished, FY 2005/2006: Three units
Total accomplished: Rehabilitation of eight units

Other:

During the reporting period, the City worked with Eden Housing, Inc. to determine the feasibility of the acquisition and rehabilitation of existing housing for an affordable rental or ownership project. A viable project was not identified.

Priority #2:

Very low- and low-income first time homebuyers:
Five year goal: First time homebuyer assistance to 25 households
Goal, FY 2007/2008: Five first time homebuyer loans
Accomplished, FY 2007/2008: Nine loans provided
Goal, FY 2006/2007: Five first time homebuyer loans
Accomplished, FY 2006/2007: Four loans provided
Goal, FY 2005/2006: Five first time homebuyer loans
Accomplished, FY 2005/2006: Three loans provided
Total accomplished: Sixteen loans provided

Five year goal: New construction of 38 units, eleven of which will be affordable and completed at Graham Gardens, (Mini and Stanford Drives), by VNHS, in its capacity as a HOME Program Community Housing Development Organization (CHDO), and eight of which will be affordable and completed at Sonoma and McLane, also a CHDO project.

Total accomplished, FY 2005/2006, FY 2006/2007, and FY 2007/2008: 0 units

2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households, comparing actual accomplishments with proposed goals during the reporting period.

Affordable housing as defined by Section 215 at 42 Code of Federal Regulations (CFR) was provided to 701 rental households. The City did not establish any Section 215 goals.

3. Describe efforts to address "worst-case" housing needs and the housing needs of persons with disabilities.

Through the Housing Authority Housing Choice Voucher Program, the following strategy is included in its Five Year Plan and Annual Plan: To target available assistance to families with disabilities through the following: (1) apply for special-purpose Housing Choice Vouchers targeted to families with disabilities, as they become available from HUD, and (2) affirmatively market the Housing Choice Voucher Program to local non-profit agencies that assist families with disabilities, (i. e., Independent Living Resource, Inc., North Bay Housing Coalition, Inc., etc.). The Housing Authority also provided reasonable accommodations to the disabled which complied with its Administrative Plan policies, upon request, i. e., requests were made in writing, and asked for a specific accommodation. Finally,

current admission preferences for assistance from the Housing Authority have established persons with disabilities as the second preference.

The City completed the rehabilitation of the Reynaissance Family Center, a transitional housing facility for the homeless. This project specifically addresses "worst-case" housing needs, i. e., the needs of persons living in substandard housing, or of persons paying rents that exceed 50 percent of their monthly income. The City did not engage in any activities to address the needs of persons who were involuntarily displaced. No persons were involuntarily displaced through any City or Federally-funded action.

Program Year 3 CAPER Specific Housing Objectives response: **See above.**

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Not applicable.

Program Year 3 CAPER Public Housing Strategy response: **See above.**

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Lack of affordable housing was one of the most critical housing problems in the metropolitan area. During the reporting period, the City reviewed its tax policies, land use controls, zoning ordinances and subdivision regulations, growth limits, building codes, building fees, and charges, and found that these practices did not per se pose significant barriers to affordable housing development. Aging infrastructure and the capacity of the existing sanitation treatment plant may have impeded affordable housing development; however, the most significant barrier to new development is a lack of suitable building sites, as Vallejo is near "build-out."

Nonetheless, the City utilized several methods to remove or ameliorate the potential negative effects of public policies that might serve as barriers to affordable housing. Some development costs were reduced through housing rehabilitation funding. Costs of planned infrastructure improvements in Target Area neighborhoods were supported through the use of CDBG funds. During the reporting period, two rehabilitation loans were provided to low-income homeowners by VNHS with HOME Program funds.

During the reporting period, the City used \$393,415 in CDBG funds to complete public facility improvements (a transitional housing facility acquisition and rehabilitation, the Reynaissance Family Center) in a Target Area neighborhood.

The City's environmental review planning process for the development of large areas such as the former Mare Island Naval Shipyard resulted in expedited California Environmental Quality Act (CEQA) review for subdivisions and other projects within a Specific Plan area. This expedited review also reduced pre-development carrying costs for projects.

Program Year 3 CAPER Barriers to Affordable Housing response: **See above.**

HOME/ American Dream Down Payment Initiative (ADDI) Program

1. Assessment of relationship of use of HOME funds to goals and objectives:

- a. Evaluate progress made toward meeting goals for providing affordable housing using HOME Program funds, including the number and types of households served.

HOME Program funds were used by the City for down payment assistance loans and closing cost grants, rehabilitation loans, and predevelopment costs for new construction. The City adhered to resale and recapture guidelines, as required at 24 CFR 92.254, that ensure long-term affordability. For more information, refer to CAPER tables, and "Specific Housing Objectives."

2. HOME Program Match Report

- a. Use HOME Program Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.

Attached.

3. HOME Program MBE and WBE Report

- a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).

Attached.

4. Assessments

- a. Detail results of on-site inspections of rental housing.

Not applicable.

- b. Describe the jurisdiction's affirmative marketing actions.

The City on occasion receives inquiries from minority- and women-owned businesses and contractors who wish to participate in the City's HOME Program-assisted rehabilitation loan program, which was provided by VNHS during the reporting period. Since many of the businesses and contractors who inquire about the City's program have subcontractor's licenses, they are mailed a copy of the program's general contractors list. They are encouraged to contact each contractor on this list for work.

- c. Describe outreach to minority and women-owned businesses.

The City's minority outreach efforts included: (1) placing a display advertisement in the Minority Business and Professional directory; (2) sending copies, as applicable, of plans and specifications for HOME Program-funded projects to the California Small Business Alliance; and (3) including MBE and WBE language in all HOME Program public notices and advertisements, including utilizing the local cable access television channel.

Program Year 3 CAPER HOME/ADDI Program response: **See above.**

HOMELESS

Homeless Needs

1. Identify actions taken to address needs of homeless persons.

CDBG Program funds were allocated to the Christian Help Center, an emergency homeless shelter; and to the Global Center for success, for its facility on Mare Island, which provided supportive services to homeless persons staying at the Christian Help Center, and other homeless individuals receiving services from other organizations. In addition, as mentioned above, supplemental CDBG funds were provided for the completion of the sixteen-bed Reynaissance Family Center Transitional Housing Project for homeless families.

The City is also represented on the Community Action Partnership of Solano, (CAP-Solano), a Joint Powers Authority that addresses homeless and safety net service needs and issues.

Priority #1:

Homeless persons:

Five year goal: Rehabilitation of transitional housing facility, (sixteen beds at the Reynaissance Family Center)

Accomplished, FY 2007/2008: Sixteen beds

Total accomplished: Sixteen beds

Five year goal: Emergency supportive services (emergency shelter, food, rental assistance, counseling, etc.) for 500 persons each year

Accomplished, FY 2007/2008: 1,093 persons served

Accomplished, FY 2006/2007: 1,129 persons served

Accomplished, FY 2005/2006: 897 persons served

2. Identify actions to help homeless persons make the transition to permanent housing and independent living.

None.

3. Identify new Federal resources obtained from Homeless Super Notice of Fund Availability ("SuperNOFA").

None.

Program Year 3 CAPER Homeless Needs response: **See above.**

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Not applicable. There are no specific homeless prevention objectives adopted in the City's Consolidated Plan.

Program Year 3 CAPER Specific Housing Prevention Elements response: **See above.**

Emergency Shelter Grants (ESG) Program

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families, (including significant subpopulations, such as those living on the streets).

2. Assessment of relationship of use of ESG Program funds to goals and objectives:

a. Evaluate progress made in using ESG Program funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.

b. Detail how ESG Program projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG Program funds.

3. Matching Resources

a. Provide specific sources and amounts of new funding used to meet the match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions, such as the value of a building or lease, donated materials, or volunteer time.

4. State Method of Distribution

a. States must describe their method of distribution and how it rated and selected its local government agencies and private non-profit organizations acting as subrecipients.

5. Activity and Beneficiary Data

a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESG Program expenditures by type of activity. Also

describe any problems in collecting, reporting, and evaluating the reliability of this information.

- b. Homeless Discharge Coordination
 - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG Program homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
- c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG Program homeless prevention funds are being used in this effort.

Program Year 3 CAPER ESG Program response:

Not applicable.

COMMUNITY DEVELOPMENT

Community Development

1. Assessment of relationship of use of CDBG Program funds to goals and objectives:
 - a. Assess use of CDBG Program funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.

Several of the highest priority need categories identified in the Consolidated Plan received CDBG Program funds in FY 2007/2008. These categories are: public facilities and improvements: seniors centers, and homeless facilities; and social services: senior services, youth services, and substance abuse prevention services.

Non-housing community development objectives:

Public infrastructure and facility improvements in the lowest income Target Area neighborhoods:

Five year goal: Expend \$2,000,000

Goal, FY 2007/2008: \$400,000

Accomplished, FY 2007/2008: \$534,487

Goal, FY 2006/2007: \$400,000

Accomplished, FY 2006/2007: \$670,629

Goal, FY 2005/2006: \$400,000

Accomplished, FY 2005/2006: \$166,225

Total expended: \$1,371,341

Curb ramps, (City-wide):

Five year goal: Expend \$500,000

Goal, FY 2007/2008: \$100,000

Accomplished, FY 2007/2008: 0

Goal, FY 2006/2007: \$100,000

Accomplished, FY 2006/2007: 0

Goal, FY 2005/2006: \$100,000

Accomplished, FY 2005/2006: \$166,225

Total expended: \$166,225

Social services:

Five year goal: Assist 1,000 persons each year

Goal, FY 2007/2008: 1,000 persons

Accomplished, FY 2007/2008: 4,937

Goal, FY 2006/2007: 1,000 persons

Accomplished, FY 2006/2007: 2,244 persons assisted

Goal, FY 2005/2006: 1,000 persons

Accomplished, FY 2005/2006: 2,037 persons assisted

- b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG Program funds, including the number and types of households served.

Refer to CAPER tables.

- c. Indicate the extent to which CDBG Program funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.

All (100 percent) of the CDBG Program funds used during the reporting period were expended on activities that benefitted low- and moderate-income persons.

2. Changes in program objectives:

- a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.

No changes in program objectives were made in FY 2007/2008.

3. Assessment of efforts in carrying out planned actions:

- a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.

During the reporting period, the City pursued all funding that it indicated in its Consolidated Plan it would pursue.

- b. Indicate how grantee provided Certifications of Consistency in a fair and impartial manner.

During the reporting period, the City provided all requested "Certifications of Consistency" for HUD Programs, in a fair and impartial manner, for which the City indicated it would support applications.

- c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.

During the reporting period, the City did not hinder Consolidated Plan implementation by action or willful inaction.

4. For funds not used for National Objectives:

- a. Indicate how use of CDBG Program funds did not meet national objectives.
- b. Indicate how City did not comply with overall benefit certification.

Not applicable.

5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property:

- a. Describe steps actually taken to minimize the amount of displacement resulting from CDBG Program assisted activities.
- b. Describe steps taken to identify households, businesses, farms or non-profit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, whether or not they were displaced, and the nature of their needs and preferences.
- c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or non-profit organizations.

Not applicable.

6. Low- and Moderate-income Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons:

- a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low- and moderate-income persons.
- b. List by job title all of the permanent jobs created or retained and those that were made available to low- and moderate-income persons.

- c. If any jobs claimed as being available to low- and moderate-income persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.

Not applicable.

- 7. Low- and Moderate-income Limited Clientele Activities – for activities not falling within one of the categories of presumed or limited clientele low and moderate income benefit

- a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele, at least 51 percent of whom are low- and moderate-income.

Not applicable. The City or other entities that provided assistance documented the income eligibility of all persons served.

- 8. Program income received

- a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.

Not applicable.

- b. Detail the amount repaid for each float-funded activity.

Not applicable.

- c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.

A total of \$177,906.35 in CDBG program income was received during the reporting period, in the form of principal and interest down payment assistance and housing rehabilitation loan repayments.

- d. Detail the amount of income received from the sale of property by parcel.

Not applicable.

- 9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:

- a. The activity name and number as shown in IDIS;
- b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
- c. The amount returned to the line of credit or program account; and
- d. The total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.

Not applicable.

- 10. Loans and other receivables

- a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.

None.

- b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.

As of June 30, 2008, there were 31 CDBG Program loans outstanding, with a total principal balance of \$1,308,371.48.

- c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.

None.

- d. Detail the total number and amount of loans made with CDBG Program funds that have gone into default and for which the balance was forgiven or written off during the reporting period.

None.

- e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG Program funds and that are available for sale as of the end of the reporting period.

None.

11. Lump sum agreements

- a. Provide the name of the financial institution.
- b. Provide the date the funds were deposited.
- c. Provide the date the use of funds commenced.
- d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.

Not applicable.

12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year:

- a. Identify the type of program and number of projects or units completed for each program.
- b. Provide the total amount of CDBG Program funds involved in the program.
- c. Detail other public and private funds involved in the project.

Refer to CAPER tables.

13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies:

- a. Describe progress against benchmarks for the program year. For grantees with Federally-designated Enterprise Zones (EZs) or Empowerment Communities (ECs) that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ or EC process shall suffice, for purposes of reporting progress.

Not applicable.

Program Year 3 CAPER Community Development response: **See above.**

Antipoverty Strategy

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

During the reporting period, the City prioritized and supported antipoverty programs. The Housing Authority Family Self-sufficiency Program ("FSS") and related supportive services were key components of the City's antipoverty plan. Coordination with social service organizations that administer programs such as Child Start, assistance for families in crisis, subsidized child care, Workforce Investment Board ("WIB") activities, and other services was necessary to prevent duplication of effort, and to ensure maximum opportunities for very low-income persons.

The City attempted to reduce the number of households with incomes below the poverty level through a combination of direct assistance, and indirect benefit improvement activities, i. e., work on the completion of public facility projects. Services provided included: (i) support for services and programs that encourage economic self-sufficiency for clients of the Housing Authority. Effective July 1, 2007 the Housing Authority renewed a cooperative Agreement, (Memorandum of Understanding, or "MOU") with the County of Solano Department of Health and Social Services to share information and target supportive services where possible on behalf of Housing Authority clients participating in the FSS Program. The term of the

current MOU is expected to expire July 10, 2010. As of June 30, 2008, there were 25 Housing Authority-assisted clients enrolled in FSS; (ii) support for programs and activities that enhance family functioning, skill development, and educational opportunities for children, young adults, and parents; and (iii) developing programs and facilities to fill gaps in the continuum of care for the homeless, including homeless prevention and transitional housing. CDBG Program funds were also allocated for substance abuse prevention and recovery, family assistance services for very low-income families, and recreational and "mentoring" activities for "at-risk" youth. These programs and activities were intended to assist in removing obstacles to self-sufficiency.

Program Year 3 CAPER Antipoverty Strategy response: **See above.**

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

1. Identify actions taken to address the special needs of persons that are not homeless, but require supportive housing, (including persons with HIV/AIDS and their families).

Five year goal: Rehabilitation of sober living transitional housing facility for women, (eight beds by The House of Acts, Inc.)

Accomplished, FY 2005/2006: Eight beds

Total accomplished: Eight beds

Five year goal: Emergency support services and facilities for 250 persons each year who are not homeless but have special needs, provided by non-profit agencies, and using financial assistance from a variety of private, State, and Federal sources

Total accomplished, FY 2005/2006, FY 2006/2007, and FY 2007/2008: Approximately 250 persons served each year

Five year goal: Rental assistance for up to ten months for 45 persons each year who are living with HIV/AIDS by a non-profit agency

Total accomplished, FY 2005/2006, FY 2006/2007, and FY 2007/2008: Approximately 45 persons served each year

Program Year 3 CAPER Non-homeless Special Needs response: **See above.**

Specific HOPWA Program Objectives

1. Overall assessment of relationship of use of HOPWA Program funds to goals and objectives. Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA Program funding. Grantees should demonstrate:
 - a. that progress is being made toward meeting the HOPWA Program goal of providing affordable housing, using HOPWA Program funds and other resources for persons with Human Immunodeficiency Virus (HIV)/AIDS and their families through a comprehensive community plan;
 - b. that community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
 - c. that community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;

- d. that through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
 - e. that community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
 - f. that community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.
2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
- a. Grantee Narrative
 - i. Grantee and Community Overview
 - (1) A brief description of your organization, the area of service, the name of each project sponsor, and a broad overview of the range or type of housing activities and related services.
 - (2) How grant management oversight of project sponsor activities is conducted, and how project sponsors are selected.
 - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS.
 - (4) A brief description of the planning and public consultations involved in the use of HOPWA Program funds, including reference to any appropriate planning document or advisory body
 - (5) What other resources were used in conjunction with HOPWA Program funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
 - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White Comprehensive AIDS resources emergency (CARE) Act planning bodies, AIDS Drug Assistance Program, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.
 - ii. Project Accomplishment Overview
 - (1) A brief summary of all housing activities, broken down by three types: (i) emergency or short-term rent, mortgage or utility payments to prevent homelessness; (ii) rental assistance; and (iii) facility-based housing, including development costs, and operating costs for those facilities and community residences.
 - (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds.
 - (3) A brief description of any unique supportive service or other service delivery models or efforts.
 - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
 - iii. Barriers or Trends Overview
 - (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement.
 - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS;
 - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next five to ten years.

b. Accomplishment Data

- i. Completion of CAPER Performance Chart 1 of Actual Performance in the Provision of Housing, (Table II-1 to be submitted with CAPER).
- ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions, (Table II-2 to be submitted with CAPER).

Program Year 3 CAPER Specific HOPWA Objectives response:

Not applicable.

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

Program Year 3 CAPER Other Narrative response:

None.

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IDIS - C04PR26

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
 CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2007
 07-01-2007 TO 06 -30-2008
 VALLEJO, CA

DATE: 08
 TIME:
 PAGE:

PART I: SUMMARY OF CDBG RESOURCES

01	UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,542,951.83
02	ENTITLEMENT GRANT	1,208,550.00
03	SURPLUS URBAN RENEWAL	0.00
04	SECTION 108 GUARANTEED LOAN FUNDS	0.00
05	CURRENT YEAR PROGRAM INCOME	268,495.35
06	RETURNS	0.00
07	ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08	TOTAL AVAILABLE (SUM, LINES 01-07)	3,019,997.18

PART II: SUMMARY OF CDBG EXPENDITURES

09	DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,230,507.19
10	ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11	AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,230,507.19
12	DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	206,119.07
13	DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14	ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15	TOTAL EXPENDITURES (SUM, LINES 11-14)	1,436,626.26
16	UNEXPENDED BALANCE (LINE 08 - LINE 15)	1,583,370.92

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17	EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18	EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19	DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,230,507.19
20	ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21	TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,230,507.19
22	PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23	PROGRAM YEARS (PY) COVERED IN CERTIFICATION	PY2007	PY2008	PY2009
24	CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION		1,230,507.19	1,230,507.19
25	CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS		1,230,507.19	1,230,507.19
26	PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)		100.00%	100.00%

DATE: 08
TIME:
PAGE:

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2007
07-01-2007 TO 06 -30-2008
VALLEJO, CA

IDIS - C04PR26

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27	DISBURSED IN IDIS FOR PUBLIC SERVICES	220,123.72
28	PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29	PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30	ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31	TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	220,123.72
32	ENTITLEMENT GRANT	1,208,550.00
33	PRIOR YEAR PROGRAM INCOME	365,311.96
34	ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35	TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,573,861.96
36	PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	13.99%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37	DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	206,119.07
38	PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39	PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40	ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41	TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	206,119.07
42	ENTITLEMENT GRANT	1,208,550.00
43	CURRENT YEAR PROGRAM INCOME	268,495.35
44	ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45	TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,477,045.35
46	PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	13.95%

IDIS - C04PR26

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
CDEG FINANCIAL SUMMARY FOR PROGRAM YEAR 2007
07-01-2007 TO 06 -30-2008
VALLEJO, CA

DATE: 08
TIME:
PAGE:

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17
NONE FOUND

DATE: 08
TIME:
PAGE:

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2007
07-01-2007 TO 06 -30-2008
VALLEJO, CA

IDIS - C04PR26

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

NONE FOUND

DATE: 08
 TIME:
 PAGE:

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
 CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2007
 07-01-2007 TO 06 -30-2008
 VALLEJO, CA

IDIS - C04PR26

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	MATRIX CODE	NTL OBJ	DRAWN AMOUNT
2005	0011	522	FLORENCE DOUGLAS SENIOR CENTER	03	LMC	6,318.00
2005	0031	551	REYNAISSANCE FAMILY CENTER REHAB.	03	LMC	13,718.55
2005	0031	551	REYNAISSANCE FAMILY CENTER REHAB.	03	LMC	379,696.45
2006	0001	555	PAINT GRANTS	14A	LMH	7,707.67
2006	0002	557	HOMEBUYER LOANS	13	LMH	123,366.96
2006	0009	565	PW STAFF COSTS	03	LMC	59,577.96
2006	0009	565	PW STAFF COSTS	03	LMC	4,983.23
2007	0002	586	DOWN PAYMENT ASSISTANCE	13	LMH	48,251.04
2007	0002	586	DOWN PAYMENT ASSISTANCE	13	LMH	51,669.40
2007	0002	586	DOWN PAYMENT ASSISTANCE	13	LMH	100,000.00
2007	0002	586	DOWN PAYMENT ASSISTANCE	13	LMH	2,860.20
2007	0003	587	HOME BUYERS CLUB	05R	LMH	11,594.28
2007	0003	587	HOME BUYERS CLUB	05R	LMH	9,810.96
2007	0003	587	HOME BUYERS CLUB	05R	LMH	7,990.66
2007	0004	588	PAINT GRANTS	14A	LMH	7,452.80
2007	0004	588	PAINT GRANTS	14A	LMH	18,026.39
2007	0005	589	REHAB. LOANS	14A	LMH	8,964.83
2007	0005	589	REHAB. LOANS	14A	LMH	6,727.51
2007	0005	589	REHAB. LOANS	14A	LMH	8,307.66
2007	0006	590	CITY PARK NEIGH PRESER	03	LMA	11,169.35
2007	0006	590	CITY PARK NEIGH PRESER	03	LMA	25,976.01
2007	0006	590	CITY PARK NEIGH PRESER	03	LMA	6,441.29
2007	0007	591	AREA AGENCY ON AGING	05A	LMC	16,700.00
2007	0007	591	AREA AGENCY ON AGING	05A	LMC	2,500.00

2007	0008	592	MEALS ON WHEELS	05A	LMC	11,886.85
2007	0008	592	MEALS ON WHEELS	05A	LMC	19,186.60
2007	0009	593	CHRISTIAN HELP CENTER	05	LMC	8,243.19
2007	0009	593	CHRISTIAN HELP CENTER	05	LMC	11,271.76
2007	0010	594	GVRD	05D	LMC	7,587.07
2007	0010	594	GVRD	05D	LMC	20,931.80
2007	0011	595	HOUSE OF ACTS	05F	LMC	11,742.28
2007	0011	595	HOUSE OF ACTS	05F	LMC	7,504.67
2007	0012	596	CATHOLIC SOCIAL SERVICE	05	LMC	10,000.00
2007	0012	596	CATHOLIC SOCIAL SERVICE	05	LMC	10,000.00
2007	0013	597	GLOBAL CENTER FOR SUCCESS	05	LMC	12,384.43
2007	0013	597	GLOBAL CENTER FOR SUCCESS	05	LMC	10,789.17
2007	0014	598	HOPE HAVEN TRANSITIONAL SHELTER	05	LMC	3,750.00
2007	0014	598	HOPE HAVEN TRANSITIONAL SHELTER	05	LMC	11,250.00
2007	0014	598	HOPE HAVEN TRANSITIONAL SHELTER	05	LMC	15,000.00
2007	0015	599	CONTINGENCY	03	LMA	70,193.17
2007	0016	600	CLOSING COST GRANTS	13	LMH	42,870.00
2007	0016	600	CLOSING COST GRANTS	13	LMH	6,105.00
TOTAL:						1,230,507.19

PUBLIC NOTICE

CITY OF VALLEJO

**NOTICE OF PUBLIC HEARING:
FEDERAL CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT (CAPER)**

The City of Vallejo is preparing a draft Consolidated Annual Performance and Evaluation Report (CAPER) for the third year of its Consolidated Plan. The Consolidated Plan is a five-year planning document required by the U. S. Department of Housing and Urban Development (HUD). The Consolidated Plan concerns housing and community development needs. This report describes the City's performance in achieving the objectives in the Consolidated Plan for the period July 1, 2007 to June 30, 2008.

The Community Development Commission of the City of Vallejo will hold a public hearing to receive comments on the draft performance report. This hearing is scheduled for September 4, 2008, after 7:30 p. m. in the Council Chambers of the City Hall, at 555 Santa Clara Street, Vallejo. Anyone interested in commenting on this report is invited to attend this public hearing. Written comments on the report may also be submitted, until close of business (4:00 p. m.), on September 12, 2008 to: Guy L. Ricca, Senior Community Development Analyst, City of Vallejo, P. O. Box 1432, 200 Georgia Street, Vallejo, CA 94590, or sent via e-mail to gricca@ci.vallejo.ca.us

The Vallejo City Council is scheduled to consider approval of the CAPER on September 16, 2008. HUD requires that the CAPER be submitted by September 30, 2008.

Copies of the draft CAPER will be available for public review beginning August 29, 2008 at the Vallejo Housing Authority Office, Housing and Community Development Division, at 200 Georgia Street, and the City Clerk's Office at City Hall at 555 Santa Clara Street. A copy will also be available at JFK Library at 505 Santa Clara Street.

If you have any questions or comments concerning this report, please call the Housing and Community Development Division at (707) 648-4507.

The City of Vallejo provides its programs and services in a non-discriminatory manner, and is an Equal Opportunity Employer.
The City of Vallejo also encourages minority and women-owned businesses to submit bids and proposals for CDBG contracts.
For further information, contact the Housing and Community Development Division at (707) 648-4507.
For further information on this public notice, the hearing-impaired may call the California Relay Service at 1-800-735-2922 without a TTY/TDD, or 1-800-735-2929 with a TTY/TDD.

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Career Mobility Program Patient Care
KP Northern California Regional Ofc
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Small Business Development Center
Solano College
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C/O Bayanihan Center
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Vallejo, CA 94590

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David Kleinschmidt
Public Works Dept.

Fighting Back Partnership
c/o JFK Library

Councilmember Hermie Sunga
(c/o City Mgr's Ofc)

Bob Raymond
Channel 28
(c/o City Mgr's Ofc)

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Suisun City, CA 94585

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Vallejo, CA 94590

Gloria Lessier
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American Canyon, CA 94553

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Jim Slover
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Vallejo, CA 94590

Ms. Patricia Scott
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Benicia, CA 94510

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Washington Park N. A.
1001 Ohio Street
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Long Beach, CA 90802

Scott Falcone
Citizens Housing Corporation
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San Francisco, CA 94108

Jim Silverwood
Affirmed Housing Group
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San Diego, CA 92128

Eddie Daniels
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Vallejo, CA 94591

Britte Patton
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Vallejo, CA 94589

Judith Brown
Vallejo Music Theatre
PO Box 186
Vallejo, CA 94590-0018

Dorothy Richardson
Highway Touch of Love
150 Shady Lane
Vallejo, CA 94591

Dorothy Richardson
Highway Church of God In Christ
527 Lincoln Road West
Vallejo, CA 94590

Bay Respite Care
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Vallejo, CA 94590

Claudia Humphrey, Exe Dir
LIFT3 Support Group
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Vallejo, CA 94591

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public notice labels.doc

12.a. Staff Report
- Information Bulletin

12.a. Staff Report
- Information Bulletin



WASHINGTON REPORT

FROM: CARDELL COOPER
VICKI WATSON
KAREN PARKER
MARCUS GRAHAM

DATE: July 18, 2008

FEATURED ARTICLES

- ✓ *Housing Stimulus Package Update; \$3.9 Billion in CDBG Remains*
- ✓ *Senate Appropriations Committee Approves FY09 HUD Spending Bill; CDBG and HOME Funding Increased*
- ✓ *House Gets Ready to Mark-Up McKinney Reauthorization Bill*
- ✓ *HUD News: The Office of the Inspector General Releases Audit on Supplanting of Funds in the CDBG Program; Pepler Sworn-In as HUD Assistant Secretary for Community Planning and Development*
- ✓ *NCDA: NCDA Selects Executive Committee for 2008/2009; Sign-Up for the NCDAonline Blog*

Housing Stimulus Package Update (H.R. 3221); \$3.9 Billion in CDBG Remains

The spiraling stock of the Government-Sponsored Enterprises (GSEs) – Fannie Mae and Freddie Mac – has the Administration quickly cobbling together a proposal to restore consumer confidence in both companies and has placed an even greater urgency on Congress to finish the housing stimulus package. Fannie and Freddie shares both dropped about 45% last week and are down more than 80% from a year ago. Fannie and Freddie were chartered by Congress to ensure a steady flow of money into home mortgages. The two companies own or guarantee about \$5.2 trillion of U.S. home mortgages, or nearly half of those outstanding. Under the Administration's plan, the Treasury Department would increase the existing line of credit for the GSEs and ask Congress for the authority to buy an equity stake (stock) in the companies to keep them financially sound. Congress plans to include this proposal (with some tweaking) into H.R. 3221 – The Housing and Economic Recovery Act of 2008 – which is making its way through Congress. Under the White House proposal, the authority to extend credit and buy stock in the company would expire at the end of 2009. Rep. Barney Frank (D-MA), Chairman of the House Financial Services Committee, says he wants to make sure that if the government buys stock in the companies, it will reap the benefits of owning the stock before other shareholders.

The Senate passed H.R. 3221 on July 11 on a vote of 63-5 and sent the measure to the House for a vote. The measure also includes \$3.9 billion in CDBG funding, championed by NCDA and other groups, to those communities hardest hit by the foreclosure crisis. The funds could be used for a plethora of activities, including the purchase and rehabilitation of foreclosed properties for resale to qualified homebuyers or for use as rental housing stock. The CDBG funds had been targeted for deletion by the Administration, House Republicans, and conservative House Democrats (The Blue Dog Coalition) due to the spending level. It appeared that Rep. Frank and House Speaker Pelosi might capitulate to this request, but as of July 15, both told the House Democratic Caucus they would stand firm behind the CDBG funds. Frank said it would be a tough political sell to include help for Fannie and Freddie in the package while saying, "Oh, but we can't afford to send \$4 billion to the cities to buy foreclosed properties." An overview of the CDBG provisions has been attached to this newsletter.

In addition to the CDBG funding for foreclosure assistance, H.R. 3121 would create a new regulator for Fannie Mae and Freddie Mac, with the authority to set capital standards and limits on the companies' portfolios. It would also make changes to the Federal Housing Administration (FHA) and provide nearly \$14.5 billion in various tax breaks. The legislation would make the following changes to FHA:

- create a new program to help families facing foreclosure refinance their mortgages into affordable, government-insured mortgages;
- require homebuyers to provide a 3.5% downpayment;
- require HUD to establish a pilot program to use alternative credit rating information (e.g., rent, utilities, insurance payment history, and other non-traditional credit information) for purchasers assisted by FHA;
- require HUD to establish a demonstration program to test the effectiveness of alternative forms of pre-purchase homeownership counseling (e.g., telephone counseling, individualized in-person counseling, web-based counseling, classes)

Other highlights of H.R. 3221:

- provides \$230 million in financial counseling to help families remain in their homes;
- raises the GSE's conforming loan limits up to \$625,500, allowing Fannie Mae and Freddie Mac to purchase more loans in high-cost areas;
- increases the maximum FHA-insured loan to \$625,000;
- creates an Affordable Housing Fund targeted at increasing the nation's affordable rental housing stock;
- provides a \$7,500 tax credit (an interest-free loan, to be paid back over 15 years) to first-time homebuyers purchasing foreclosed properties;
- provides a temporary increase in state tax-exempt bond authority to allow for the issuance of an additional \$10 billion of tax-exempt bonds to refinance subprime loans, provide loans to first-time homebuyers and to finance the construction of low-income rental housing; and

- provides a temporary increase in the Low-Income Housing Tax Credit

The bill is expected to come to the House floor as early as July 22.

Senate Appropriations Committee Approves FY09 HUD Spending Bill; CDBG and HOME Funding Increased

The Senate Appropriations Committee completed work on its FY09 Transportation-Treasury-HUD spending bill on July 10, one day after the Subcommittee on Transportation-Treasury-HUD approved the measure. The measure provides \$42.4 billion for HUD in FY09, \$3.3 billion more than requested by the President.

The measure provides \$3.889 billion to the Community Development Fund. Of this amount, \$3.7 billion would be provided for CDBG formula grants to State and local governments. This is an increase of approximately \$208 million from last year and would restore the formula grants to their FY07 level. In its report language, the Committee sent a strong message to the Administration regarding its proposal to reform CDBG and reduce funding to the program. The report language states,

“For the fourth year in a row, the administration has sought to justify their recommendation to slash funding for CDBG by proposing legislative reforms to the program. For fiscal year 2009, the administration’s budget proposes a funding cut of approximately 18 percent from the fiscal year 2008 level. The Committee notes that the administration’s reform legislation, which has yet to be introduced in either the House or the Senate, purports to reform the program by cutting assistance to affluent communities. The Committee notes, however, that CDBG grantees are required by law to use at least 70 percent of their funding to benefit low- and moderate-income persons. And, in reality, according to HUD’s own budget documents, between 94.8 and 96.4 percent of CDBG funds benefitted low- and moderate-income persons in fiscal year 2007. The Committee applauds State and local governments for their targeted use of funds to assist persons in greatest need. The Committee believes that such aggressive targeting efforts make it clear that the administration’s proposed “reforms” and reduced funding level would do nothing other than de-fund needed assistance in poor communities. The Committee is disappointed with the administration’s proposed reduction of the CDBG formula grant program by \$659 million or approximately 18 percent. The Committee has heard from communities all around the Nation that are struggling to address the housing crisis and the destructive impact on housing, employment, the tax base and crime. *The Committee is dismayed that the administration would propose to reduce one of the Federal Government’s most effective tools to stabilize these communities.* The Committee rejects the administration’s proposed funding cut.”

The Committee approved an appropriation of \$1.966 billion for the HOME program in FY09. Of this amount, approximately \$1.94 billion is made available for formula grants to State and local governments. This is an increase of almost \$314 million from FY08. The Committee also provided:

- \$6 million in credit subsidy costs to guarantee \$275 million in Section 108 loan guarantee commitments in FY09. The Administration recommended no funding for this program in FY09.
- \$100 million for the Revitalization of Severely Distressed Public Housing (HOPE VI). The Administration had recommended this program be zeroed-out in FY09.
- \$315 million for the Housing for Persons with AIDS program (HOPWA), an increase of \$15 million from FY08.
- \$16.7 billion for Section 8 tenant-based assistance, an increase of \$312 million from FY08.
- \$1.667 billion for HUD's homeless assistance programs, \$81 million more than in FY08. Included in this amount is a \$10 million demonstration program to examine urban and rural strategies for preventing veterans from becoming homeless.
- \$765 million for the Section 202 Program for the Elderly, an increase of \$30 million from FY08. The Administration had requested a \$225 million cut to the program.
- \$250 million for the Section 811 Program for the Disabled, an increase of \$13 million from FY08. The Administration had requested a \$90 million cut to the program.
- \$65 million for housing counseling, funded separately from the HOME program.
- \$145 million for the Office of Healthy Homes and Lead Hazard Control, the same level as in FY08. The Administration had requested a \$29 million cut to the program.

Although HUD's programs fared well in the Senate, it is unlikely that Congress will approve an appropriations bill by October 1, 2008, the beginning of the federal fiscal year. The House Appropriations Committee has yet to schedule mark-ups of its FY09 spending bills. Committee Chairman Rep. David Obey (D-WI) and ranking member Rep. Jerry Lewis (R-CA) are at odds over procedural matters. Rep. Obey is holding up all action on the spending bills until Rep. Lewis agrees to follow the regular order of the Committee. Rep. Lewis tried to move the Interior bill out of order in late June, thereby, causing this rift.

Congress will likely pass a Continuing Resolution (CR) to keep the federal government operating at least through the Presidential election. Depending on who wins the presidency, the Congress may take up the spending bills after the election or pass a long-term CR. Either way, CDBG and HOME are likely to remain at their FY08 funding levels.

House Gets Ready to Mark-Up McKinney Reauthorization Bill

The House Financial Services Committee is expected to mark-up H.R. 840 – The Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) – before the August recess. Like its Senate counterpart, the HEARTH Act would make significant changes to HUD's existing homeless programs. It would:

- **Focus more resources on homelessness prevention.** The Emergency Shelter Grants Program would be re-named the Emergency Solutions Grants Program (ESG) and HUD would be required to provide 20 percent of its annual homelessness appropriation to the ESG program. At least half of the ESG funding must be used for prevention and rehousing activities. Currently, only 10 percent of HUD's annual homelessness funding is provided to ESG. In addition, communities could also use up to 10% of their Continuum of Care funding for homelessness prevention activities.
- **Consolidate HUD's Competitive Grant Programs.** HUD's Supportive Housing Program, Shelter Plus Care, and the Moderate Rehabilitation/SRO Program would be consolidated into a single Continuum of Care Program. This consolidation would allow communities to apply to one program rather than three, reducing the administrative burden.
- **Expand HUD's definition of homelessness.** Currently, in addition to persons living on the street and in shelters, HUD defines as homeless, individuals and families who are within 7 days of losing their housing. H.R. 840 would expand this definition to include persons who are within 14 days of losing their housing. In addition, the legislation clarifies that people attempting to flee domestic violence or any other dangerous condition in housing they share with others, but without a place to go, are considered homeless.
- **Continue to focus on permanent housing, but would reduce this commitment over time.** H.R. 840 would continue to require that at least 30% of HUD's homelessness funding be targeted for new permanent housing for the chronically homeless, including families with children. However, it would mandate that this percentage be reduced over time to ensure there are resources available for new activities other than permanent housing.
- **Focus on performance-based results.** The measure would increase the emphasis on performance by measuring an applicant's progress at reducing homelessness and providing incentives for activities such as rapid re-housing (where persons are homeless for only a short time) and permanent supportive housing. It would also allow communities with low levels of homelessness or that are reducing homelessness to focus more on prevention and serving people at risk of homelessness.

NCDA and several other interest groups met with House staff on the bill in early June. NCDA reiterated the need for an increased administrative fee for local governments under both the ESG program and the Continuum of Care programs. NCDA, along with NACCED and NALHFA, surveyed its members on the need for an increased administrative fee. The results are attached. We have informed the Committee staff that we cannot support H.R. 840 until the administrative fees have been increased.

HUD NEWS

The Office of the Inspector General Releases Audit on Supplanting of Funds in the CDBG Program

During NCDA's 2008 Annual Conference, Stan Gimont, Acting Director of the Office of Block Grant Assistance, informed the conference that the Office of Inspector General (OIG) had recently released an audit report on the "Supplanting of Funds in the CDBG Program." According to Stan, the OIG has been putting a lot of pressure on HUD to develop a system to gage the maintenance of effort of CDBG grantees.

In its report, the OIG noted that both the Housing and Community Development Act of 1974 and a 2006 congressional report entitled, "Bringing Communities into the 21st Century: A Report on Improving the Community Development Block Grant Program," issued by the House Committee on Government Reform on January 31, 2006 document the basis for maintenance of effort requirements for CDBG grantees. The House report asserts that CDBG funds were never intended "to be used to replace local government funds." Section 101 of the Housing and Community Development Act of 1974 also states, "It is the intent of Congress that the Federal assistance (CDBG) made available under this chapter not be utilized to reduce substantially the amount of local financial support for community development activities below the level of such support prior to the availability of such assistance." Essentially, the CDBG funds should not be used to replace the local government funding that would have been used to fund these activities, if CDBG had not been available. According to the OIG report, other federal agencies, such as the Department of Education and the Department of Health and Human Service use grantee compliance certifications for maintenance of effort requirements as part of the grant application.

According to the OIG's report, it could not determine whether federal CDBG funds were used to supplant general government funds because HUD has not implemented management controls to provide assurance that CDBG grantees did not supplant their local budgets with CDBG program funds. In its report, the OIG recommended to HUD that it reach out to CDBG grantees to consider their input for establishing maintenance of effort requirements. In the report, HUD told the OIG that it was taking initial steps to discuss the requirement with its grantees but that this activity was not a high priority. If the OIG continues to push HUD on this issue, we may see some requirement to document maintenance of effort within CDBG (likely a certification of some sort), but for now, nothing has changed. The report is available at <http://www.hud.gov/offices/oig/reports/oiginter.cfm#2007>

Peppler Sworn-In as HUD Assistant Secretary for Community Planning and Development

On July 7, Susan Peppler was officially sworn-in as the new Assistant Secretary for CPD. The Senate confirmed her nomination in early July. Most recently, Peppler served as Deputy Associate Administrator in the Office of Intergovernmental Affairs at the General Services Administration (GSA). Prior to her service at the GSA, Peppler was elected the Mayor of the City of Redlands, CA where she focused her energies on improving the City's affordable housing stock. Peppler also served on the Governor's Task Force on Affordable Housing.

NCDA NEWS

NCDA Selects Executive Committee for 2008/2009

At its annual business meeting, during the 2008 annual conference in Pittsburgh, PA, the members of NCDA selected the following persons to serve on its 2008/2009 Executive Committee

- Stephen Gartrell, Newton, MA, President
- Rita Pribyl, Davenport, IA, Vice-President
- Lelia Allen, Orlando, FL, Secretary-Treasurer
- Emory Counts, Daytona Beach, FL, Immediate Past-President

We congratulate them on their selection to the Executive Committee.

Sign-Up for the NCDAonline Blog

NCDA hopes you are enjoying the new design of its website. We also want to make sure you are taking full advantage of the site's features. One new feature is the NCDAonline Blog, which allows members to converse online, create links to other websites, and upload images to share with other members. This exciting technology will eventually replace the existing Members Forum, so it's time to sign-up and get blogging! Here's how.

1. Go to <http://ncdaonline.org/members.asp>
2. Click the NCDAonline Blog link. Use the provided username (ncda) and password (ncda2ncda) to access it.
3. Read the welcome message. Note, if you have already signed up the NCDAonline Blog you can click on the "add a posting" link and get started.
4. If you have not already signed up for the Blog, click on the "request authorization" link, fill out the form and you will receive a confirmation e-mail within 24 hours. Once you receive the confirmation e-mail, follow the instructions in the e-mail to sign up for the NCDAonline Blog. Once you have set up your account, you can begin blogging with your fellow community development experts!
5. Note: If you are only interested in commenting on existing posts then you do not have to

sign up. Just hit the “Comment” link under the posting you are interested in and provide your comments.

If you have any questions, please contact Vicki Watson at vicki@ncdaonline.org

CDBG Training Available

NCDA will hold a three-day *CDBG Basics: Training for Practitioners* course in Murfreesboro, TN on November 10-12, 2008, as part of the NCDA Region 4 Conference and a three-day course in Shreveport, LA on October 6-8, 2008, as part of the NCDA Region 6 Conference. The course fee for members is \$250 and \$350 for non-members. The course is limited to 35 people. To register for either course, please complete the attached registration form and fax it back to NCDA or register online at <http://www.ncdaonline.org/cdbg.asp>

Attachments:

- **Overview of the CDBG Funding Provisions in H.R. 3221**
- **The Need for Increased Administrative Fees in HUD’s Homeless Assistance Programs**
- **Pittsburgh Tribune-Review Article on John Price’s Speech (CEO of the Federal Home Loan Bank of Pittsburgh) at the NCDA Annual Conference**
- **Flyer, Registration Form, and Agenda for the CDBG Basics Course in Murfreesboro, TN and Shreveport, LA**

**U.S. Department of Housing and Urban Development
Budget Chart**

Program	FY08 Enacted Level	FY09 President's Request	FY09 Senate Appropriations Committee Level
Community Development Fund	\$3.866 billion	\$3 billion	\$3.889 billion
<i>Set-Asides:</i>			
Native American Housing	[\$62 million]	[\$57 million]	[\$65 million]
EDI Special Purpose Grants	[\$180 million]	0	[\$104 million]
Technical Assistance	[\$3 million]	[\$5 million]	[\$5 million]
Neighborhood Initiatives	[\$26 million]	0	[\$11 million]
Working Capital Fund	[\$1.57 million]	[\$4 million]	[\$3 million]
<i>Total Set-Asides</i>	<i>\$272.57 million</i>	<i>\$66 million</i>	<i>\$188 million</i>
Formula Grants	\$3.593 billion	\$2.934 billion	\$3.701 billion
Section 108 Loan Guarantees	\$275 million	\$0	\$275 million
Brownfields	\$10 million	\$0	\$0
HOME Program	\$1.704 billion	\$2 billion	\$1.967 billion
<i>Set-Asides:</i>			
Housing Counseling	[\$50 million]	funded separately	funded separately*
Technical Assistance	[\$12.5 million]	[\$10 million]	[\$15 million]
Working Capital Fund	[\$3.5 million]	[\$4 million]	\$0
ADDI	[\$10 million]	[\$50 million]	[\$10 million]
<i>Total Set-Asides</i>	<i>\$76 million</i>	<i>\$64 million</i>	<i>\$25 million</i>
Formula Grants	\$1.628 billion	\$1.936 billion	\$1.941 billion
Homeless Programs	\$1.586 billion	\$1.636 billion	\$1.667 billion
Lead Hazard Control	\$145 million	\$116 million	\$145 million
Section 202 for the Elderly	\$735 million	\$540 million	\$765 million
Section 811 for the Disabled	\$237 million	\$160 million	\$250 million
HOPWA	\$300 million	\$300 million	\$315 million
Self-Help Homeownership Opportunity Program	\$60 million	\$40 million	\$66 million
SHOP	[\$26.5 million]	[\$39 million]	[\$27 million]
NCDI	[\$33.5 million]	\$0	[\$35 million]
Technical Assistance	\$0	[\$1 million]	[\$4 million]
Section 8 Tenant-Based Rental	\$16.391 billion	\$16.039 billion	\$16.7 billion

Assistance			
Program	FY08 Enacted Level	FY09 President's Request	FY09 Senate Appropriations Committee Level
Section 8 Project-Based Assistance	\$6.382 billion	\$7 billion	\$8.450 billion
Public Housing Capital Fund	\$2.439 billion	\$2.024 billion	\$2.44 billion
Public Housing Operating Fund	\$4.2 billion	\$4.3 billion	\$4.4 billion
HOPE VI	\$100 million	\$0	\$100 million
Native American Housing Block Grant	\$630 million	\$627 million	\$650 million
Native Hawaiian Housing Block Grant	\$9 million	\$6 million	\$10 million
Indian Housing Loan Guarantees	\$7.45 million	\$8 million	\$9 million
Native Hawaiian Loan Guarantees	\$1 million	\$0	\$1 million
Rural Housing & Economic Development	\$17 million	\$0	\$30 million
Fair Housing	\$50 million	\$51 million	\$56 million
University Programs**	\$23 million	\$14 million	\$23 million

*The Senate Appropriations Committee recommended \$65 million for housing counseling in FY09

**Grants to institutions of higher learning funded under Section 107 including HBCUs, Alaska Native serving institutions, Native Hawaiian institutions, tribal colleges and universities, and Hispanic serving institutions

13.a. New Business

- CarryOver, Close Out, and Reallocation of FY 2007/08 CDBGG Activities

13.a. New Business

- CarryOver, Close Out, and Reallocation of Fiscal Year (FY) 2007/2008 Federal Community Development Block Grant (CDBG) Program Activities



CITY OF VALLEJO

Agenda Item No. 13.a

COMMUNITY DEVELOPMENT COMMISSION

Date: September 4, 2008

TO: Chair and Commissioners

FROM: Melinda Nestlerode, Acting Housing and Community Development Manager
Guy L. Ricca, Senior Community Development Analyst

M. Nestlerode
Guy L. Ricca

SUBJECT: CARRY OVER, CLOSE OUT, AND REALLOCATION OF FISCAL YEAR
2007/2008 FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG) PROGRAM ACTIVITIES

BACKGROUND AND DISCUSSION

In 2007, the City of Vallejo approved Federal Community Development Block Grant (CDBG) Program activities for Fiscal Year (FY) 2007/2008 (July 1, 2007 through June 30, 2008). Some of these activities are completed and may be closed out. Other projects may be in progress or are not yet underway, and may be carried over. Funds for some projects may also be reallocated to other activities.

Staff recommends that the activities approved in FY 2007/2008 be either carried over or closed out. Staff also recommends that some unspent funds be reallocated to the construction of public improvements on the 100 block of Benson Avenue.

Staff's full recommendation is shown at Attachment "B".

CDBG Activity Categories

The City's CDBG Program activities typically fall into one of the following categories:

- (1) an activity that has been completed, ("closed out");
- (2) an activity that is not completed, but its funding authorization expired June 30. This type of activity may be closed out, or the activity may be approved again (reauthorized) in Fiscal Year 2008/2009; or
- (3) an activity that may be revised, including changing the amount budgeted for the activity. This is usually accomplished through the reallocation of unspent funds from one activity to another activity.

(1) Completed Activities

A completed activity is an activity that has been finished or delivered. In some cases, an activity is completed and all the budgeted funds are expended. In others, activities are completed under budget.

“Completed activity” may also refer to activities with written agreements that expire at the end of the fiscal year, on June 30. All CDBG Program social service activities expire on June 30 and may not be carried over from one fiscal year to another, pursuant to HUD’s CDBG Program regulations. Any CDBG Program social service funds unspent as of June 30 become available for any non-social service eligible activity in the next fiscal year.

Staff recommends that the following Fiscal Year 2007/2008 CDBG Program activities be closed out, and any remaining balance be used in FY 2008/2009 for the construction of public improvements on the 100 block of Benson Avenue:

Reynaissance Family Center Rehabilitation

Vallejo Senior Citizens Council Facility Rehabilitation (Florence Douglas Senior Center)

Vallejo Neighborhood Housing Services, Inc. (VNHS): Closing Cost Grants, Rehabilitation Loans

Social Services: Area Agency on Aging, Catholic Social Service, Christian Help Center, Global Center for Success, Greater Vallejo Recreation District (GVRD) Summer Camps, Hope Haven Transitional Shelter, The House of Acts, and Meals on Wheels

Contingency

Program Administration

The engineering and design of Benson Avenue will be completed by September 30. A revised cost estimate for Benson Avenue will also be provided by or before that date. Staff believes that this project may need additional funding in order to be completed. The exact amount of funding that may be required is unknown at this time.

If staff’s recommendation is approved, the total estimated amount that would be added to the Benson Avenue construction budget from closed out activities is \$77,672.

(2) Reauthorized Activities

Some activities are still in progress, but the contract or funding authorization has expired; so, the City may authorize the carry over of funds to the next fiscal year. Staff recommends that the FY 2007/2008 activities shown below be reauthorized in FY 2008/2009, i. e., the funds carried over:

Benson Avenue (Construction and Project Delivery)
 City Park Neighborhood Preservation – Grounds/Landscaping/Trees, Community Building,
 Play Structure, and Internet Enhanced Security
 Cameras
 VNHS – Homebuyer Education and Homebuyer Loans

(3) Revised Activities

In FY 2007/2008, funds were allocated to the City Park Preservation Project. This project included funds for exterior house Paint Grants, and Code Enforcement activities in the City Park neighborhood. At June 30, 2008, these activities had small unspent balances.

Staff recommends that the unspent balances for these activities be allocated to the Country Club Crest Neighborhood Preservation Project, which has received CDBG Program funding in FY 2008/2009.

Summary of Staff Recommendation

A summary of staff's funding recommendation is shown below:

Closed Out Activities:	\$ 77,672
Reauthorized Activities:	1,312,627
Revised Activities:	+ 16,657
Total:	<u>\$1,406,956</u>

Fiscal Impact

The net effect of the staff recommendation is to: 1) reauthorize funding in FY 2008/2009 for activities that are in progress or are not yet underway; and 2) increase the amount of funding in FY 2008/2009 for the completion of public improvements on Benson Avenue.

RECOMMENDATION

Adopt the enclosed resolution recommending the City Council carry over, close out, and reallocate activities.

ALTERNATIVES CONSIDERED

The City benefits from its use of Federal CDBG Program funds. By reauthorizing the funding for activities in progress or not yet underway, the City is able to accomplish the community development objectives it has adopted. Therefore, no other alternatives were considered.

ENVIRONMENTAL REVIEW

An environmental review is not required for this action

PROPOSED ACTION

Recommend either the carry over, close out, or reallocation of FY 2007/2008 CDBG Program activities.

DOCUMENTS AVAILABLE FOR REVIEW

Attachment "A" – Resolution

Attachment "B" – Carry Over, Close Out, and Reallocation of Fiscal Year 2007/2008 CDBG Program Activities

PREPARED BY/CONTACT:

Melinda Nestlerode, Acting Housing and Community Development Manager, (707) 648-4408, or mnestlerode@ci.vallejo.ca.us.

Guy L. Ricca, Senior Community Development Analyst, (707) 648-4395, or gricca@ci.vallejo.ca.us.

RESOLUTION

BE IT RESOLVED by the Community Development Commission of the City of Vallejo as follows:

THAT WHEREAS, certain Federal Community Development Block Grant (CDBG) Program activities funded in Fiscal Year (FY) 2007/2008 have been completed.

WHEREAS, certain CDBG Program FY 2007/2008 activities have not been completed, and the funds allocated to these activities should be carried over and approved for expenditure in FY 2008/2009.

NOW THEREFORE BE IT RESOLVED that the Community Development Commission hereby recommends that the Vallejo City Council carry over, close out, and reallocate FY 2007/2008 CDBG Program activities, as shown at Attachment "B".

CARRY OVER, CLOSE OUT, AND REALLOCATION OF FISCAL YEAR 2007/2008 COBG PROGRAM ACTIVITIES
CITY OF VALLEJO
ATTACHMENT "B"

a. ACTIVITY	c. 2007/2008 APPROPRIATION	g. UNSPENT BALANCE 06/30/2008*	d. CONTRACT/PREVIOUS BUDGET COUNCIL ACTION	e. PROPOSED BUDGET AMENDMENT	f. 2008/2009 ALLOCATION	g. REVISED 2008/2009 BUDGET	h. ACCOUNT
Facilities							
Commemorative of Omega	20,000	20,000	20,000				101-2104-463-40-17
Remembrance Family Center	369,415						101-2104-463-40-09
Vallejo Senior Citizens Council	6,313						101-2104-463-40-28
Total, Public Facilities	419,733	20,000	20,000				
Public Improvements							
Benson Avenue							
Construction Costs	730,464	730,464		808,136		808,136	101-2104-463-40-75
Public Works Staff Costs	169,533	104,942	47,192	57,150		104,942	101-2104-463-40-58
Subtotal, Benson	899,997	835,406	47,192	865,586		865,586	
City Park Neighborhood Preservation							101-2104-463-40-20
Grounds/Landscaping/Trees							
Construction Costs	90,000	90,000		90,000		90,000	
Public Works Staff Costs	27,000	27,000		27,000		27,000	
Total, Grounds/Landscaping/Trees	117,000	117,000		117,000		117,000	
Community Building							
Construction Costs	150,000	150,000		150,000		150,000	
Public Works Staff Costs	45,000	45,000		45,000		45,000	
Total, Community Building	195,000	195,000		195,000		195,000	
Play Structure	75,000	75,000		75,000		75,000	
Code Enforcement							
Part Time Dedicated Code Enforcement	50,000	6,413					
Civil Prosecutions	10,000	10,000					
Total, Code Enforcement	60,000	16,413					
Infrared Enhanced Security Cameras	20,000	20,000		20,000		20,000	
Subtotal, City Park	23,000	23,000		23,000		23,000	
Country Club Crest Neighborhood Preservation	467,000	423,413		497,000		497,000	101-2104-463-40-77
Lighting							
Construction Costs						96,687	
Public Works Staff Costs						29,000	
Total, Lighting						125,687	
Curbs/Cutters/Sidewalk, Curb Ramps							
Construction Costs						154,870	
Public Works Staff Costs						46,400	
Total, Curbs/Cutters/Sidewalk, Curb Ramps						201,270	
Code Enforcement							
Part Time Dedicated Code Enforcement						18,143	
Neighborhood Clean-ups/Public Education						16,434	
Total, Code Enforcement						34,577	
Vallejo Neighborhood Housing Services (VNHS)							
Paint the Town						64,768	
Paint Grants						48,334	
Total, VNHS						113,102	
Subtotal, Country Club Crest						314	
Total, Public Improvements	1,366,967	1,258,819	47,192	1,289,543		1,289,543	
Housing							
Rentals or Ownership Housing Development						408,488	101-2104-463-40-76
VNHS							
Closing Cost Grants	48,975						101-2104-463-40-60
Homebuyer Education	77,812	48,516		48,516		48,516	101-2104-463-40-02
Homebuyer Loans	395,045	69,897		69,897		69,897	101-2104-463-40-01
Paint Grants	33,701	514					101-2104-463-40-03
Rehab. Loans	24,000						101-2104-463-40-04
Subtotal, VNHS	579,533	117,927		117,413		117,413	
Total, Housing	579,533	117,927		117,413		117,413	
Social Services						499,488	
Area Agency on Aging	20,000	800				19,334	101-2104-463-40-31
Catholic Social Service	20,000	20,000				19,334	101-2104-463-40-51
Christian Help Center	20,000	485				19,334	101-2104-463-40-35
Fighting Back Partnership (Country Club Crest)						41,588	101-2104-463-40-45
Global Center for Success	25,000	1,876				24,167	101-2104-463-40-52
GVRD Summer Camps	43,000	14,461				29,000	101-2104-463-40-40
Hope Haven Transitional Shelter	30,000					21,267	101-2104-463-40-54
House of Acts	22,000	2,753				21,267	101-2104-463-40-41
Meals on Wheels	31,292	209				30,240	101-2104-463-40-32
Total, Social Services	211,292	20,554				204,244	
Contingency	73,815	3,621				73,815	
Program Administration	281,710	83,497				272,255	101-2104-463-40-56
TOTAL	2,933,149	1,474,418	67,192	1,406,926		1,361,557	
						2,895,705	

*Unaudited.

13.b. New Business
- Federal CDBG Program Funding
Application Process for FY 2009/10

13.b. New Business
- Federal Community Development
Block Grant (CDBG) Program
Funding Application Process for
Fiscal Year (FY) 2009/2010



CITY OF VALLEJO

Agenda Item No. 13.b.

COMMUNITY DEVELOPMENT COMMISSION

Date: September 4, 2008

TO: Chair and Commissioners

FROM: Melinda Nestlerode, Acting Housing and Community Development Manager
Guy L. Ricca, Senior Community Development Analyst

M. Nestlerode
Guy L. Ricca

SUBJECT: FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROGRAM APPLICATION PROCESS FOR FISCAL YEAR (FY) 2009/2010

BACKGROUND AND DISCUSSION

Staff recommends that the Commission begin the process of considering CDBG Program activities for Fiscal Year (FY) 2009/2010. Before receiving funding requests, staff also recommends the Commission recommend guidelines and priorities to the City Council.

The amount of CDBG Program funds made available to the City of Vallejo has decreased each year for the last several years. In order to leverage the City's limited CDBG Program funds to their maximum potential, staff recommends that the Commission and the City Council consider funding activities that will address the highest priority needs in the Consolidated Plan. In addition, in order to expend CDBG Program funds in a timely manner, (a key Federal requirement), it is important that projects and activities approved in prior years, but not yet completed, receive additional funding, if necessary.

CDBG Program funds may be used for such projects as affordable housing, housing and neighborhood preservation or revitalization, public improvements in Target Area neighborhoods, curb ramps City-wide, social services, and economic development.

Availability of CDBG Program Funding

For FY 2008/2009, the current fiscal year, the City allocated \$1,361,557 in CDBG Program funds. This amount consists of \$1,167,557 in entitlement (grant) funds received directly from the U. S. Department of Housing and Urban Development (HUD), and \$200,000 in revenue (program income) that the City anticipates it will receive in FY 2008/2009.

Conservatively, staff estimates that the City will receive the same amount of CDBG Program funds (entitlement and revenue) in FY 2009/2010, or slightly less.

High Priority Needs

The Consolidated Plan is a five-year planning document required by HUD, in order for the City to receive Federal housing and community development funds. The City's current Plan was approved by the City Council in April, 2005. The Plan includes the period beginning July 1, 2005 and ending June 30, 2010. During FY 2009/2010, staff will prepare the next Consolidated Plan, which will encompass either a five-year or three-year planning period, and begin July 1, 2010.

The existing Consolidated Plan has established the following groups as the most in need of assistance, i. e., "priority number one": very low-income renters, very low- and low-income existing homeowners, homeless persons, and non-homeless persons with special needs.

The Plan has established very low- and low-income first time homebuyers as the second highest priority group.

The Consolidated Plan documents, in detail, housing and community development needs. The Plan includes characteristics of the housing market and the existing housing stock; an assessment of affordable housing needs; and the resources available to address those needs.

The Needs Assessment and Analysis section of the Plan includes several findings, some of which are referenced below. The sources of these findings are primarily from special tabulations of U. S. Census data provided by HUD, and from the Housing Element of the City's General Plan.

Development of Rental or Ownership Housing, and Supportive Housing for Persons with Special Needs - According to the Plan, there are over 5,400 very low-income households in the City experiencing a housing problem, (in the majority of cases, one of affordability). The Consolidated Plan also states special needs populations in need of supportive housing and supportive services are persons with HIV/AIDS, severe mental illness, or substance abuse addictions.

Given the magnitude of this problem, and in order to align more closely the allocation of the City's resources with its highest priority needs, in the last funding cycle, the City Council allocated FY 2008/2009 CDBG Program funds to the development of affordable rental or ownership housing. During FY 2007/2008, staff worked with Eden Housing, Inc., the City's preferred developer, to assess the feasibility of the acquisition and rehabilitation of existing housing in Vallejo for an affordable rental or ownership project. A viable project was not identified.

Homeownership and Rehabilitation of Housing – The Consolidated Plan states that the need for homeownership by very low- and low-income renters in the community appears to be high. The Plan also states there are an estimated 1,939 housing units in Vallejo in need of substantial rehabilitation. In response to these needs, for the last several years the City has allocated CDBG, and Federal HOME Program funds, also received from HUD, to first time homebuyer loan and rehabilitation loan programs. These programs have been primarily provided through grant allocations to Vallejo Neighborhood Housing Services, Inc. (VNHS). VNHS has also received, almost every year, CDBG Program funds to provide classes in homebuyer education, and exterior house paint grants, to very low- and low-income residents.

Given limited CDBG Program funds, including the likelihood that additional CDBG Program funds may be needed to complete non-housing projects approved in prior years, staff recommends that the Commission and City Council request proposals to use CDBG Program funds for homebuyer education, and paint grants for homeowners, in FY 2009/2010, but not for homebuyer or housing rehabilitation loans.

HOME Program funds are anticipated to be available in FY 2009/2010. The City may wish to consider allocating a portion of its HOME Program funds to provide homebuyer and rehabilitation loans.

Public Improvements - The Consolidated Plan has found that there is a need for curb ramps throughout Vallejo, and for basic public and facility improvements (curbs, gutters, and sidewalks) in CDBG target area neighborhoods. In addition, the City Council has previously established the installation of curb ramps as a high priority. Curb ramps are still needed in many locations.

The City Public Works Department has indicated that there remain numerous locations in target area neighborhoods with missing or deteriorated curbs, gutters, and sidewalks.

Targeting of CDBG Program Funds for Neighborhood Preservation

In 2007, the City Council allocated CDBG Program funds for the preservation and revitalization of the City Park neighborhood, (inclusive of the Park) in the Central City Target Area in FY 2007/2008, and the Country Club Crest Target Area neighborhood in FY 2008/2009. Activities that are planned and in some cases, have been completed, include code enforcement, public improvements, and recreational programs. However, the majority of the approved activities in these two Target Areas are still in the planning stage, and will be implemented in FY 2008/2009 and FY 2009/2010. In addition, staff believes that these projects and activities may need additional CDBG Program funding in order to be completed.

Staff recommends that the Commission and City Council not consider the allocation of CDBG Program funds for new public improvement projects before FY 2010/2011, or until previously approved projects have been substantially completed. These projects include Benson Avenue, and the City Park and Country Club Crest Neighborhood Preservation Projects.

Social Services - According to HUD guidelines, the City may allocate no more than fifteen percent of its total annual CDBG Program grant, and fifteen percent of the amount of revenue received in the prior fiscal year, to social service activities. This year, (FY 2008/2009), the City allocated \$204,244 to eight social service agencies.

Staff estimates there will be approximately \$200,000 available to allocate to social service programs in FY 2009/2010. As in past years, staff also recommends that the minimum funding allocation to each social service activity be \$20,000, and that there be no maximum.

Program Administration - HUD regulations allow the City to allocate no more than twenty percent of its annual CDBG funds, consisting of entitlement, and revenue received in the same year, to program administration. These funds are used for general management, oversight, and coordination of the CDBG Program by staff, and for public information purposes. Staff anticipates the City will need to expend the full amount in this category in FY 2009/2010 to administer the CDBG Program. This year, (FY 2008/2009), \$272,255 was allocated to Program Administration.

Economic Development – CDBG funds may be used for economic development activities, that is, job creation or retention for low and moderate income persons). Primarily due to limited funding, and other compelling housing and community development needs, economic development has not been adopted as a priority in the Consolidated Plan. Therefore, staff does not recommend that the City request economic development proposals.

Proposed Application Process

Staff recommends that the City use a comprehensive application process similar to a Request for Proposals, to receive applications for housing and social service projects and activities. The process would promote proposals from agencies with programs that address the top priority needs in the Consolidated Plan. The review process would discourage proposals that fail to meet the top priorities and established criteria, as discussed below.

Staff proposes the following criteria be used in screening and evaluating applications:

1. The agency must address the needs of a high priority group: low-income renters, low-income homeowners, homeless persons, and persons with special needs.

Social Service Agencies: A social service agency would need to address one of the following: (1) homeless single men in need of emergency shelter, (2) homeless individuals in need of transitional or permanent housing, (3) homeless families with children in need of permanent housing, (4) supportive housing for persons with HIV/AIDS, (5) supportive housing for the severely mentally ill, (6) programs for persons with substance abuse addictions, (7) programs meeting the basic needs of the elderly and disabled, or (8) victims of domestic violence.

Housing Agencies: A housing agency would need to address the housing needs of low-income renters or homeowners; or provide transitional or permanent housing for the homeless, or a special needs population.

2. All agencies submitting applications must document that they are fiscally sound. Agencies must also demonstrate that they have written fiscal and personnel policies and procedures.
3. According to HUD guidelines, the City must expend CDBG Program funds promptly. Staff recommends the City consider funding activities and services that have the best chance to be delivered in a timely manner.

Number of Years of Funding Cycle

For several years, the Commission and City Council have adopted multi-year application processes, most recently a two-year cycle, (for FYs 2007/2008 and 2008/2009). However, staff recommends a one-year funding application in the next process, i. e., limited to FY 2009/2010. A one-year funding cycle will coincide with the final year of the current Consolidated Plan.

Availability of Applications and Application Deadline

Staff proposes to prepare an application for social service and housing organizations to complete, and make it available on **Thursday, November 6, 2008**. Staff proposes the deadline for organizations to return completed applications be **Thursday, December 11, 2008**, not later than **3:00 p m. (PST)**.

In fairness to those entities that participate in the process from the beginning, and in order to ensure an orderly process, staff recommends that the Commission and City Council not consider any application that is submitted after the deadline.

Fiscal Impact

The Commission's action will recommend guidelines and priorities to the City Council for the allocation of CDBG Program funds to projects and activities in FY 2009/2010.

RECOMMENDATION

Adopt the enclosed resolution recommending a CDBG Program funding application process to the City Council.

ALTERNATIVES CONSIDERED

For several years, the City has established guidelines and priorities for selecting CDBG Program activities. This has ensured that these funds were used effectively and strategically. Therefore, no other alternatives were considered.

ENVIRONMENTAL REVIEW

There is no environmental impact associated with this action.

PROPOSED ACTION

Recommend a CDBG Program application process for FY 2009/2010.

DOCUMENTS AVAILABLE FOR REVIEW

Attachment "A" – Resolution

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RESOLUTION

BE IT RESOLVED by the Community Development Commission of the City of Vallejo that it hereby recommends the Federal Community Development Block Grant (CDBG) Program application process for the City of Vallejo for Fiscal Year (FY) 2009/2010 to the City Council as described in the attached staff report dated September 4, 2008.