



COMMUNITY DEVELOPMENT BLOCK GRANT
CONSOLIDATED PLAN 2015 – 2020
ANNUAL ACTION PLAN 2015-2016

Department of Housing Services

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Vacaville, CA 95688

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Executive Summary

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

1. Introduction

For the City of Vacaville, Community Development Block Grant (CDBG) funds have successfully provided resources to address unique community development needs. Since 1988, the City has received over \$14 million in funds from the U.S. Department of Housing and Urban Development (HUD) through this program. The statutory goals of the CDBG Program are to provide decent housing, a suitable living environment, and expand economic opportunities. These goals are to be directed towards extremely low, very low, low, and moderate-income persons. In Vacaville, the funds have staffed residential rehabilitation programs and revitalization efforts in CDBG target areas, provided critical program funding to sub-recipient organizations, and developed and improved public facilities to serve the low- and moderate income community.

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

Along with completion of the Consolidated Plan, the City must also complete the Annual Action Plan for the first program year in the Consolidated Planning period. The Annual Action Plan is a document that provides a concise summary of the actions, activities, and programs that will take place during the program year to address the priority needs and goals that the City of Vacaville has identified in the consolidated planning process. This is the City of Vacaville's fifth Consolidated Plan covering the five-year period beginning July 1, 2015 and ending June 30, 2020.

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

The City of Vacaville goals for the 2015-2020 period focus on a number of identified priority needs and targets available resources toward several specific goals that are designed to address those needs. Objectives or goals in the Specific Plan of the Consolidated Plan include; supporting public services, planning and administration, homeownership assistance, and improving public facilities and infrastructure.

Purposed outcomes from these set objectives will include: supporting the Vacaville Neighborhood Boys and Girls Club and The Leaven with public service dollars to provide youth programming for 125 unduplicated youth a year, development and rehabilitation of affordable housing, down-payment

assistance programs, housing counseling programs, construction of a multi-purpose public facility, increasing energy efficiency of the Trower Center and removal of ADA barriers along Merchant Street to improve accessibility for disabled persons.

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

3. Evaluation of past performance

Based on the previous Program Years, the City of Vacaville has focused its efforts on four main goals; (1) Improvement and expansion of the supply of affordable housing, (2) public services, (3) community development oversight, planning, support and coordination, and (4) improving public facilities.

During the previous consolidated planning period, CDBG funding was used to:

- Provide rehabilitation programs (staffing and supplies) that improved and expanded the supply of affordable housing
- Provide a \$3 million capital improvement loan covering 387 units at 11 different projects was completed
- Provide a \$3 million rehabilitation loan to a local non-profit affordable housing developer allowing for 85 units to be rehabbed. 66 of the units are rented and 19 are vacant. Of the 66 households, 5 are extremely low-income, 3 are low-income, 44 are moderate-income, and 14 are non-low/moderate-income.
- Complete negotiations with Rocky Hill Investors, LP (a partnership between a for-profit developer - CFY Development and the local non-profit affordable housing provider – Vacaville Community Housing) on a Disposition, Development, and Loan Agreement (DDLA) for Phase 1 of a two Phase project to revitalize the Callen Street/Bennett Hill neighborhood in the Core Target area. The project creates a total of 130 affordable housing units in the community is now moving towards completion.
- Re-initiate negotiations with Trower Housing Partners, LP (a partnership between a for-profit developer – Community Development Partners and the local non-profit affordable housing provider – Vacaville Community Housing) to enter into a DDLA for the rehabilitation/new construction of 92 affordable apartment units in the Rocky Hill Road neighborhood in the Core Target area. The rents would be restricted for 55 years to households with incomes below 60% of area median income. The proposed project includes 40 units designated to Veteran and 5 units designated to developmentally disabled households.
- City administration of down payment assistance loans for low-income (below 80% of area median income) first time homebuyers. 17 eligible first-time home buyers were provided with \$562,061 in HOME funded down payment assistance loans to purchase a home. In addition, 6

eligible first-time home buyers received a total of \$260,923 in down payment assistance through the CalHOME program.

- Provide funding for the Vacaville Neighborhood Boys and Girls Club (VNBGC) and The Leaven. These programs provided youth development and leadership, neighborhood empowerment, social services, recreational, educational, crime prevention, and after school programs in the late afternoons and evenings that primarily benefitted low- and moderate-income residents in the CDBG Target Areas.
- Provide oversight of the CDBG Program (staffing and supplies), as permitted by regulation. These activities included preparation of HUD mandated reports and program development and management. It also included work on homeless issues, coordination of social service networks and the Social Service Center, and organizational development of the Vacaville Social Service Center, Mariposa and Trower Neighborhood Centers, etc.
- Expand and improve the Trower Center, which houses the VNBGC, and the Mariposa Center, which houses the Childstart and The Father's House youth programs, in the Core and Mariposa Target Areas. Funding was provided for health & safety and aesthetic improvements to the landscaping and buildings, for property improvements, such as the upgrades to the fire alarm systems, and in collaboration with Rebuilding Together Solano County (non-profit organization) materials were purchased for interior and exterior improvements.
- Funding for renovation and expansion of Vacaville's McBride Senior Center, which provides opportunities for recreation, social interaction and resource information to senior citizens
- Site acquisition of a centralized Social Service Center that will result in a suitable living environment for lower income Vacaville residents.
- Work with VCH, which owned the local homeless shelter, "Opportunity House," and Vacaville Social Services Corporation (VSSC), which operates the shelter, to relocate the current facility to a new location was completed. The new location enabled the shelter to increase from 24 to 48 beds
- Provide additional funding for much needed capital improvements of the existing Vacaville Social Service Center that would allow for the continued occupancy. Tenants include California Hispanic Commission, Catholic Charities of Solano, and Vaca FISH whose programs assist in meeting the housing and social service needs of the community.

Overall, the City's CDBG Program has been effective in addressing the affordable housing and non-housing community development high priority needs as outlined in the 2010-2015 Consolidated Plan.

The table below shows how the City continues to provide a high level of customer service to its sub-recipients and to the City of Vacaville residents accessing programs funded by the Department of Housing and Urban Development.

Description	Priority	Goal	Year 3 Met	Year 4 Amended	Year 5 Amended
Assistance to First Time Homebuyers	High	20 borrowers per year	4	1	19
Issue below market rate loans through NCP	High	5 loans per year	0	0	0
Develop affordable units through acquisition and rehabilitation	High	50 units per year	0	64	66
Provide housing counseling assistance	Med	400 households per year	0	20	75
Provide temporary housing assistance to near-homeless	High	200 personas per year	0	0	0
Develop and implement nomadic sheltering program	Med	7,300 nights of shelter	0	0	0
Develop and implement transitional housing program	Med	8 units; 15-20 homeless per year	0	0	0
Support services to special needs populations	High	50 households per year	46	30	30
Provide information, refferals, and direct support services	High	1,700 households per year	1,579	1,400	1,400
Support youth development through Vacaville Boys and Girls Club	High	850 youth per year	243	200	500

Table 1 -

4. Summary of citizen participation process and consultation process

In an effort to expand community involvement in the Consolidated Planning Process, the City of Vacaville consulted with public service agencies, groups, and organizations through contact and collection of data related to parts of the Consolidated plan, a community needs assessment survey, and open forum discussion aimed at community members with specialized knowledge of and committed involvement in addressing the needs of the community. The table below summarizes the groups contacted and information collected.

Agency	How Agency was consulted with
Vacaville Housing Authority (VHA)	Consulted with to provide data and/or input for relevant Consolidated Plan sections.

City of Vacaville Community Development Department	Consulted with to provide data and/or input for relevant Consolidated Plan sections.
City of Vacaville Police Department	Consulted with to provide data and/or input for relevant Consolidated Plan sections.
Vacaville Community Welfare Association (VCWA)	Reviewed client data for completion of relevant Consolidated Plan sections.
Vacaville Homeless Roundtable	Needs Assessment Survey and consulted with to provide data and/or input for relevant Consolidated Plan sections.
Vacaville Senior Roundtable	Needs Assessment Survey and consulted with to provide data and/or input for relevant Consolidated Plan sections.
Opportunity House	Reviewed client data for the completion of relevant Consolidated Plan sections.
Vacaville Youth Roundtable	Needs Assessment Survey and consulted with to provide data and/or input for relevant Consolidated Plan sections.
Vacaville Unified School District	Reviewed client data for the completion of relevant Consolidated Plan sections.
Community Action Partnership of Solano, JPA	Reviewed client data for the completion of relevant Consolidated Plan sections.
Solano County Health and Social Services Department (H&SS)	Reviewed client data for the completion of relevant Consolidated Plan sections.

Caminar Solano County	Reviewed client data for the completion of relevant Consolidated Plan sections.
Travis Unified School District	Reviewed client data for the completion of relevant Consolidated Plan sections.
First Place For Youth	Reviewed client data for the completion of relevant Consolidated Plan sections.
North Bay Housing Coalition	Consulted with to provide data and/or input for relevant Consolidated Plan sections.

On March 5, 2015, the City of Vacaville met with members of the Vacaville Housing Authority’s Housing Choice Voucher (HCV) Program Resident Advisory Board comprised of low- income community members. The role of the Resident Advisory Board is to assist the Vacaville housing Authority in developing the PHA Plan and in making any significant amendment or modification to the Plan.

On March 19, 2015, the City of Vacaville met with local community members and leaders that comprise the City of Vacaville’s Senior Roundtable. The Senior Roundtable was established in January 2000 as a community collaborative for senior issues. Almost 50 government and community organizations are represented. The mission of the Senior Roundtable is to:

- Identify the vision for seniors in our community in order to help focus the programs of participating agencies
- Conceptualize and create new programs for seniors and then assist in their development
- Provide a forum for networking and dialog among members to promote formal and informal support.

On March 27, 2015, the City of Vacaville met with local community members and leaders of the City of Vacaville’s Youth Roundtable (YRT). The Vacaville YRT was established in November 1991 when community leaders and citizens, concerned about youth issues, began meeting to share information and resources. Participants include representatives from the City of Vacaville, area school districts, County departments, local businesses, churches, and community-based health organizations.

On April 15, 2015, the City of Vacaville met with the Vacaville Homeless Roundtable comprised of members of the community, local non-profits, local faith based organizations, and Solano County and City of Vacaville employees. The City of Vacaville established the Homeless Roundtable in 2014 in order

to address the increasing homeless encampment and panhandling issues in the City and to coordinate City efforts with other organizations that work with the homeless population. The Roundtable meets monthly to collectively exchange views and ideas on addressing homelessness in Vacaville and to implement activities/programs that address homelessness including: enforcement, data collection, housing, public education, and identification and compilation of community resources.

The City of Vacaville surveyed these community members/groups to establish a set of needs and concerns affecting extremely low-, very low-, low- and moderate- income households, including, but not limited to elderly, near elderly, and disabled citizens and to obtain input regarding proposed housing, homeless, and non-community development strategies which will contribute to the City's guideline for funding projects during the next five years.

On April 10, 2015, the City of Vacaville issued a public notice in *The Reporter*, in both English and Spanish, that its draft Community Development Block Grant (CDBG) Consolidated plan for the 2015-2020 period, Annual Action Plan (AAP) for Fiscal Year 2015-2016, and Analysis of Impediments to Fair Housing were available for review by the general public. Copies of the draft were made available at the Town Square Public Library, Ulatis Public Library, City Hall, and the Department of Housing Services as well as notice of the comment period and copies of the plans were posted on the City of Vacaville website and were available for review from April 10, 2015 through May 12, 2015.

To foster review and comment from current program services and community stakeholders, copies of the plans were sent directly to California Hispanic Commission, Catholic Charities of Solano, Vaca F.I.S.H., Child Start Napa-Solano, The Leaven, the Father's House, Vacaville Neighborhood Boys and Girls Club, Vacaville Community Housing, Opportunity House, and Legal Services of Northern California.

On May 12, 2015, the City of Vacaville held a public hearing regarding acceptance of the CDBG Consolidated Plan, Annual Action Plan, and reviewed the Analysis of Impediments to Fair Housing.

5. Summary of public comments

The Resident Advisory Board discussed homelessness as being a major concern in Vacaville. The Board also discussed the lack of smoke-free housing units available for elderly and disabled persons who are more affected by indoor air pollution.

The Senior Roundtable expressed a need for employment development and job-related activities for seniors, health care information and navigation assistance, and services that provide various levels of human interaction with seniors and encourage community involvement.

The Youth Roundtable expressed a need for financial counseling for low to moderate income households, to keep parks clean in the Lagoon Valley and Downtown areas, as well as focus on crime reduction in school areas such as the Sierra Vista area.

The Homeless Roundtable expressed a need for collaboration between cities on programs that address issues like mental health and substance abuse. The Homeless Roundtable also expressed the need for

affordable housing, re-entry programs, expanded deposit and rental assistance programs, and expanded and better coordinated public transportation services.

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

All comments were accepted.

7. Summary

The City of Vacaville 2015-2020 Consolidated Plan represents the goals determined through participation and consultation with the public and community services providers, analysis of demographic, economic, and housing data for the City, and review of the goals and plans compiled by various State, County, and City agencies and departments. This plan will guide the City's allocation of Community Development Block Grant funding during the planning period towards activities that increase the development and availability of affordable housing, improve the health, safety, and accessibility of public facilities and infrastructure, and support public services that provide resources for the extremely low-, very low-, low- and moderate-income population in the City of Vacaville.

The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	City of Vacaville	Department of Housing Services
CDBG	Daniel Huerta – Project Coordinator	Department of Housing Services
CDBG	Tamara Colden – Administrative Technician II	Department of Housing Services
CDBG	Karen Craig – Administrative Technician II	Department of Housing Services
CDBG	Emily Cantu - Director	Department of Housing Services

Table 2 – Responsible Agencies

Narrative

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

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

It is the responsibility of the Department staff to monitor the programs’ activities and report on contract compliance to the City Council. It is also the responsibility of Department staff to review and select requests for funds, review and process reimbursement requests and to communicate applicable policies and regulations to service providers.

A Department Senior Housing Specialist or Project Coordinator will be assigned to oversee the CDBG funded programs. All contract related matters for the CDBG programs and activities, including: contract execution, performance reporting, monitoring, reimbursement of eligible expenses, and technical assistance will be carried out and/or supervised by the Senior Housing Specialist or Project Coordinator. All contract-related matters will be approved by the Director of Housing Services. Technical assistance is

available to program sub-recipients and other service providers upon request. The response time to a request for technical assistance will take into account the availability of Department staff and the level of expertise in the area of concern. Department staff will defer to CPD's Basically CDBG for California manual and other CPD resource materials for guidance and may need to confer with the CDBG HUD representative prior to providing the assistance.

Consolidated Plan Public Contact Information

CDBG Project Coordinator

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

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

These public and private agencies were represented by members of the Senior Roundtable, Youth Roundtable, and Homeless Roundtable and participated in a forum discussion of community needs and/or were contacted directly by the DHS for data or input necessary to aid in identifying the priority needs outlined in the Strategic Plan.

The City reviewed Point in Time counts organized by the Community Action Partnership Solano JPA (CAP Solano JPA). The City partners with CAP Solano JPA to apply for available grant funds as well as community events that are designed to prevent and address homelessness. The City also refers individuals and families to CAP Solano JPA for resources that are available to address their specific needs.

In addition to services that reach the larger community such as mental health, in-home supportive services, emergency housing, education, transit and family/children's resources, the City reviewed services available through North Bay Regional Center, Connections for Life, Pace Solano, UC Davis MIND Institute, Independent Living Center of Solano County, and Chance 4 Change.

The City of Vacaville collected data from the California Department of Public Health regarding child lead poisoning statistics and the Childhood Lead Poisoning Prevention Program administered through the Solano County Department of Public Health.

The City of Vacaville worked with the Vacaville Housing Authority in obtaining data on its Housing Choice Voucher Program for relevant parts of the Consolidated Plan. The Vacaville Housing Authority currently provides rental subsidy to approximately 1,193 low-income individuals and families who would otherwise be at imminent risk of homelessness including 50 vouchers set aside under the Family Unification program.

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

The City of Vacaville Housing Authority (VHA), First Place for Youth, and Solano County Health and Social Services Child Welfare Services Department (CWS) work together to identify potential applicants for the VHA's Family Unification Program (FUP) Vouchers. FUP vouchers are made available to families for whom the lack of adequate housing is a primary factor in the separation, or threat of imminent

separation, of children from their families or in the prevention of reunifying the children with their families.

The City continued to collaborate with the Community Action Partnership Solano JPA (CAP Solano JPA) as a member. The purpose of the CAP Solano JPA is to move people out of poverty and homelessness. The City partners with CAP Solano JPA to apply for available grant funds as well as community events that are designed to prevent and address homelessness. The City also refers individuals and families to CAP Solano JPA for resources that are available to address their specific needs. The City participates with Solano County's Housing First (formerly the Continuum of Care). This group is made up of representatives from local government agencies and other organizations who are interested in sharing information and expanding the services available to homeless and near homeless persons. The City of Vacaville, through the Vacaville Homeless Roundtable, works closely with CAP Solano JPA, local agencies that serve homeless populations, and other faith-based social service organizations that develop policies and procedures to coordinate resources and services that address homelessness within the jurisdiction.

In addition to services that reach the larger community such as mental health, in-home supportive services, emergency housing, education, transit and family/children's resources, the City refers families and individuals to services available that include:

- North Bay Regional Center
- Connections for Life
- Pace Solano
- UC Davis MIND Institute
- Independent Living Center of Solano County
- Chance 4 Change

In mid 2012, the County built the William J. Carroll Government Center on the corner of Brown Street and East Monte Vista Avenue. The new social service building is located in the Core CDBG Target Area and provides:

- Community Medical Primary Care Clinic
- Community Dental Clinic
- Child Welfare Services/Older and Disabled Adults Services
- Mental Health-Family Services
- Women, Infants & Children
- Public Health Nurse
- Employee Eligibility
- Cal-Works Eligibility
- Health and Social Service Outreach & Investigation Bureau

A Multi-Purpose Facility is proposed to be located adjacent to the William J. Carroll Government Center to provide a consolidation of social services and youth programming in a CDBG target area as an effort to enhance coordination with the County.

As noted above, Vacaville has already established critical partnerships with local service providers. To better link services to the targeted population, DHS staff also maintains relationships with local, state and Federal agencies including, the Solano County Department of Health and Social Services, California's State Department of Housing and Community Development and HUD. Efforts to coordinate between the agencies will be enhanced through committee meetings and organized efforts with the state, federal, and private resources listed on this plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Vacaville is one of the seven cities, along with the County of Solano, that comprise the Community Action Partnership of Solano, Joint Powers Authority known as CAP Solano JPA. CAP Solano JPA was established to provide oversight and coordination of homeless and safety net services to the residents of Solano County; to serve as the conduit for safety net funding support; to administer such funds and make grants available to non-profit entities for services to the homeless; to set policy and be the central agency for the oversight and technical assistance for the operation of homeless shelters, transitional housing, homeless assistance centers, community action councils and other safety net services; and to undertake such other programs as the Board of Directors may authorize.

The City of Vacaville participated in the Point in Time (PIT) count, coordinated by CAP Solano JPA. The Point-in-Time (PIT) count is a count of sheltered and unsheltered homeless persons on a single night in January. HUD requires that Continuums of Care conduct an annual count of homeless persons who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night. Continuums of Care also must conduct a count of unsheltered homeless persons every other year (odd numbered years).

In September of 2014, the City formed the Homeless Roundtable to coordinate projects, service delivery and to establish a base for coordinating tracking of resources available to the homeless. The City's Homeless Resource Guide is in will be updated and published to reflect the increasing resources and organization in the community. The Roundtable meets monthly and includes members from:

- City of Vacaville: Police, Fire (Code Enforcement), Housing Services, Public Works, and City Manager's Departments
- County of Solano: Health and Human Services, Probation and Sheriff's Offices
- Faith Based Groups: local churches providing feeding, food bank and mentoring programs
- Opportunity House Homeless Shelter
- Mission Solano Homeless Shelter
- Salvation Army
- Other various community organizations and members

As part of the effort to coordinate resources under CAP Solano JPA, the City of Vacaville has adopted the role of administrator of the Community Services Block Grant (CSBG) program. The CSBG funds are to be

spent on employment, education, income management, housing, nutrition, emergency services, and health throughout Solano County through identified organizations and agencies providing social services to families and individuals with incomes below the federal poverty level.

The Vacaville Housing Authority currently provides rental subsidy to approximately 1,193 low-income individuals and families who would otherwise be at imminent risk of homelessness including 50 vouchers set aside under the Family Unification Program for reuniting families and providing housing to youth aging out of foster care homes. Additionally, the City, in collaboration with the VHA, aggressively applies for funding through HUD and other grantees to assist as many clients as possible.

As of October 2014, the City has entered into a disposition, development, and loan agreement with Trower Housing Partners, to build 41 apartment units that will be affordable to low-income military veteran households and families. The new units will be constructed concurrently with the rehabilitation of 51 affordable apartments in close proximity. The 92 unit project will include supportive services for chronically homeless veterans at or below 15% of area median income (AMI) as well as deep affordability for veteran families below 50% AMI. At the April 22, 2015 meeting of Housing First Solano (Continuum of Care), the Board voted unanimously to support this project.

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

The Solano County Continuum of Care does not currently receive ESG funds.

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

Table 3 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Vacaville Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with to provide data and/or input for relevant Consolidated Plan sections.-The VHA will continue to administer Family Unification Program Vouchers targeted at families and former foster youth facing homelessness-The VHA will continue AFFH efforts through client and landlord education-The VHA will address LPB hazards through enforcement of HQS standards for federally assisted units
2	Agency/Group/Organization	City of Vacaville Community Development Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with to provide data and/or input for relevant Consolidated Plan sections.-The Department of Housing Services (DHS) will work with the Community Development Department to identify opportunities for improving public facilities and community assets
3	Agency/Group/Organization	City of Vacaville Police Department
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Housing Needs - Victims of Domestic Violence

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with to provide data and/or input for relevant Consolidated Plan sections.-The DHS will work with the Vacaville Police Department to provide information on the housing needs of Victims of Domestic Violence
4	Agency/Group/Organization	Vacaville Community Welfare Association
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Reviewed client data for completion of relevant Consolidated Plan sections.
5	Agency/Group/Organization	Vacaville Homeless Roundtable
	Agency/Group/Organization Type	Business and Civic Leaders Strategic Planning
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Needs Assessment Survey and consulted with to provide data and/or input for relevant Consolidated Plan sections.-The DHS will continue to attend meetings of the Homeless Roundtable -The Homeless Roundtable will continue to work towards coordination and development of supportive services available to those who are currently homeless or facing homelessness in Vacaville
6	Agency/Group/Organization	Vacaville Senior Roundtable
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Business and Civic Leaders Strategic Planning
	What section of the Plan was addressed by Consultation?	Program Service Needs for Elderly and Disabled

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Needs Assessment Survey and consulted with to provide data and/or input for relevant Consolidated Plan sections.-The Senior Roundtable will continue to work towards coordination and development of supportive services available to elderly citizens in Vacaville
7	Agency/Group/Organization	Opportunity House
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Reviewed client data for the completion of relevant Consolidated Plan sections.-The DHS will continue to work with the VCWA in the operation of the Opportunity House homeless shelter and public services available at the Opportunity House
8	Agency/Group/Organization	Vacaville Youth Roundtable
	Agency/Group/Organization Type	Services-Children Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Needs Assessment Survey and consulted with to provide data and/or input for relevant Consolidated Plan sections.-The Youth Roundtable will continue to work towards coordination and development of supportive services available to the youth in Vacaville
9	Agency/Group/Organization	Vacaville Unified School District
	Agency/Group/Organization Type	Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Reviewed client data for the completion of relevant Consolidated Plan sections.-The DHS will continue to review information provided by the school district regarding homeless children in Vacaville

10	Agency/Group/Organization	Community Action Partnership of Solano, JPA
	Agency/Group/Organization Type	Services-homeless Regional organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Reviewed client data for the completion of relevant Consolidated Plan sections.-The DHS will continue to attend meetings of the CAP Solano, JPA to identify opportunities for coordination of public services for homeless or those facing homelessness in Vacaville
11	Agency/Group/Organization	Solano County Health and Social Services Department
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Reviewed client data for the completion of relevant Consolidated Plan sections.-H&SS will continue to provide referrals to the VHA for the FUP
12	Agency/Group/Organization	Caminar Solano County
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Reviewed client data for the completion of relevant Consolidated Plan sections.-The DHS will continue to review information provided by Caminar Solano County regarding homelessness
13	Agency/Group/Organization	Travis Unified School District
	Agency/Group/Organization Type	Services-Education Other government - Local

	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Reviewed client data for the completion of relevant Consolidated Plan sections.-The DHS will continue to review information provided by the school district regarding homeless children in Vacaville
14	Agency/Group/Organization	First Place For Youth
	Agency/Group/Organization Type	Housing Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Reviewed client data for the completion of relevant Consolidated Plan sections.-First Place for youth will continue to provide referrals to the VHA for the FUP
15	Agency/Group/Organization	North Bay Housing Coalition
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with to provide data and/or input for relevant Consolidated Plan sections.-The DHS will continue to work with North Bay Housing Coalition to obtain data on persons with mental disabilities who are in need of housing

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Continuum of Care - Solano County	- Improve access to mainstream resources for homeless- Ensure sufficient outreach to homeless, at-risk families, and non-chronically homeless individuals and provide for their basic needs- Further Strengthen self-sufficiency supports for homeless people moving out of homelessness
5-year Agency Plan	City of Vacaville Housing Authority	- Improve quality of assisted housing- Provide an improved living environment- Ensure equal opportunity and affirmatively further fair housing
CAP Solano, JPA 2014/2015 Community Action Plan	Community Action Partnership of Solano, JPA	- Obtain and maintain adequate housing and suitable living environment
Housing Element 2015-2023	City of Vacaville	- Affordable housing services/development
ABAG 2007 Projections	Association of Bay Area Governments	- Regional Housing Need Allocation (RHNA) affordable housing requirements
Sustainable Communities Strategy	Plan Bay Area	- Regional Housing Need Allocation (RHNA) affordable housing requirements

Table 4 – Other local / regional / federal planning efforts

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

The City of Vacaville, through grant funding received from the State Department of Housing and Community Development, administers the CalHOME Down Payment Assistance Program. The program offers down payment and/or closing cost assistance loans up to \$50,000 for low- to moderate- income households in the city of Vacaville. The loans are due upon sale of the property, transfer of title, or at the 30 year maturity date. The City completed over \$150,000 in down payment assistance in 2014.

California Department of Housing and Community Development (HCD) HOME Long Term Monitoring regulations require the City of Vacaville to monitor occupancy standards, rent calculations, and vacancy rates for 48 HOME assisted units on at least an annual basis. The City of Vacaville works with HCD to ensure projects assisted with HOME funding continue to make available below market affordable housing units.

As part of the effort to coordinate resources under CAP Solano JPA, the City of Vacaville has adopted the role of administrator of the Community Services Block Grant (CSBG) program. The CSBG funds are to be spent on employment, education, income management, housing, nutrition, emergency services, and health throughout Solano County through identified organizations and agencies providing social services to families and individuals with incomes below the federal poverty level.

Many public agencies share clients with the City of Vacaville in that they also provide services to extremely low-, very low-, low- and moderate-income households. Vacaville has established cooperative relationships with many agencies, such as the Memorandum of Understanding it has with the local CalWORKS office to streamline client resources; joint activities with the Vacaville and Travis Unified School Districts as members of the Youth Roundtable; and the Memorandum of Understanding with the Solano County Department of Health and Social Services, Child Welfare Services Division to continue to accept referrals for HUD's Family Unification Program.

Vacaville will continue to pursue new and preserve existing cooperative partnerships with public agencies to serve the best interest of mutual clients, as well as streamline processes to make interactions as effective as possible.

PR-15 Citizen Participation

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

The City of Vacaville administered a community needs assessment survey to targeted community members and public services leaders that would have the knowledge of community needs as demonstrated by the populations they serve. The goal of the survey was to identify what these members felt were the greatest needs and rank the priority of these identified needs.

The City of Vacaville also facilitated four open forum discussions with the groups to identify opportunities for collaboration between groups and services and to understand what these groups need to best serve the community. The City of Vacaville targeted these specific community members because of their ability to understand how to make the best use of limited funding and their knowledge of and individual commitment to improving public services in the community.

On March 5, 2015, the City of Vacaville met with members of the Vacaville Housing Authority's Housing Choice Voucher (HCV) Program Resident Advisory Board comprised of low- income and minority community members. Some of these members live in CDBG target areas and are direct beneficiaries of the public facilities, public services offered , and facility improvements made using CDBG funding.

On March 19, 2015, the City of Vacaville met with local community members and leaders that comprise the City of Vacaville's Senior Roundtable. Almost 50 government and community organizations are represented.

On March 27, 2015, the City of Vacaville met with local community members and leaders of the City of Vacaville's Youth Roundtable (YRT). Participants include representatives from the City of Vacaville, area school districts, County departments, local businesses, churches, and community-based health organizations.

On April 15, 2015, the City of Vacaville met with the Vacaville Homeless Roundtable comprised of members of the community, local non-profits, local faith based organizations, and Solano County and City of Vacaville employees. The City of Vacaville established the Homeless Roundtable in 2014 in order to address the increasing homeless encampment and panhandling issues in the City and to coordinate City efforts with other organizations that work with the homeless population. The Roundtable meets monthly to collectively exchange views and ideas on addressing homelessness in Vacaville and to implement activities/programs that address homelessness including: enforcement, data collection, housing, public education, and identification and compilation of community resources.

On April 10, 2015, the City of Vacaville issued a public notice in *The Reporter*, in both English and Spanish, that its draft Community Development Block Grant (CDBG) Consolidated plan for the 2015-2020 period, Annual Action Plan (AAP) for Fiscal Year 2015-2016, and Analysis of Impediments to Fair Housing were available for review by the general public. Copies of the draft were made available at the Town Square Public Library, Ulatis Public Library, City Hall, and the Department of Housing Services as well as notice of the comment period and copies of the plans were posted on the City of Vacaville website and were available for review from April 10, 2015 through May 12, 2015.

To foster review and comment from current program services and community stakeholders, copies of the plans were sent directly to California Hispanic Commission, Catholic Charities of Solano, Vaca F.I.S.H., Child Start Napa-Solano, The Leaven, the Father's House, Vacaville Neighborhood Boys and Girls Club, Vacaville Community Housing, Opportunity House, and Legal Services of Northern California.

Public comments were accepted through May 12, 2015, when the City of Vacaville held a public hearing regarding acceptance of the CDBG Consolidated Plan, Annual Action Plan, and reviewed the Analysis of Impediments to Fair Housing.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	In-Person Survey	Residents of Public and Assisted Housing	On March 5, 2015, the Resident Advisory Board for the Vacaville Housing Authority met to discuss various topics and concerns faced by low- to moderate-income households in the City and to complete a needs assessment survey for the Consolidated Plan.	The board discussed homelessness as being a major concern in Vacaville. The board also discussed the lack of smoke-free housing units available for elderly and disabled persons who are more affected by indoor air pollution.	All Comments Accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	In-Person Survey	Targeted Public Interest - Senior	On March 19, 2015 community organization members and leaders specializing in needs in services for the senior population gathered to collaborate regarding various senior activities and programs in the City and to complete a needs assessment survey for the Consolidated Plan.	Organizational leaders expressed a need for employment development and job-related activities for seniors, health care information and navigation assistance, and services that provide various levels of human interaction with seniors and encourage community involvement.	All Comments Accepted.	
3	In-Person Survey	Targeted Public Interest - Youth	On March 27, 2015 community organization members and leaders specializing in needs in services for the youth population gathered to collaborate regarding various youth-related activities and programs in the City and to complete a needs assessment survey for the Consolidated Plan.	Organizational leaders expressed a need for financial counseling for low to moderate income households, to keep parks clean in the Lagoon Valley and Downtown areas, as well as focus on crime reduction in school areas such as the Sierra Vista area	All Comments Accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	In-Person Survey	Targeted Public Interest - Homelessness	On April 15, 2015 community organization members and leaders specializing in needs in services for the homeless population gathered to collaborate regarding various homeless-related activities and programs in the City and to complete a needs assessment survey for the Consolidated Plan.	The Homeless roundtable expressed a need for collaboration between cities on programs that address issues like mental health and substance abuse. The homeless roundtable also expressed the need for affordable housing, re-entry programs, expanded deposit and rental assistance programs, and expanded and better coordinated public transportation services.	All Comments Accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	On April 10, 2015, the City of Vacaville issued a public notice in The Reporter, in both English and Spanish, that its draft Community Development Block Grant (CDBG) Consolidated plan for the 2015-2020 period, Annual Action Plan (AAP) for Fiscal Year 2015-2016, and Analysis of Impediments to Fair Housing were available for review by the general public. Copies of the draft were made available at the Town Square Public Library, Ulatis Public Library, City Hall, and the Department of Housing Services.	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	On April 10, 2015, the City of Vacaville issued a public notice in The Reporter, in both English and Spanish, that its draft Community Development Block Grant (CDBG) Consolidated plan for the 2015-2020 period, Annual Action Plan (AAP) for Fiscal Year 2015-2016, and Analysis of Impediments to Fair Housing were available for review by the general public and copies of the plans were posted on the City of Vacaville website and were available for review from April 10, 2015 through May 12, 2015.	N/A	N/A	http://www.cityofvacaville.com/index.aspx?page=596

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>On May 12, 2015, when the City of Vacaville held a public hearing regarding acceptance of the CDBG Consolidated Plan, Annual Action Plan, and reviewed the Analysis of Impediments to Fair Housing. There were over 20 community members in attendance ranging from local business leaders to interested residents.</p>	<p>Directors of the Vacaville Neighborhood Boys and Girls Club and The Leaven reported on the success of youth programs supported with public service dollars.</p>	N/A	<p>http://vacaville.granicus.com/MediaPlayer.php?view_id=5&clip_id=1316</p>

Table 5 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Vacaville used the 2010 Census data, the 2007-2011 ACS default needs assessment data, results from in-person surveys, and comments received open forum sessions to identify the following affordable housing, community development and homeless needs for the next five years.

Renters between 0-30% AMI have the greatest percentage of having at least one or more of the four housing problems (lacks kitchen or complete plumbing, severe overcrowding and severe cost burden). On the other hand, owners between 50-80% AMI have the greatest percentage of having at least one or more of the four housing problems.

“Small Related” renter households, followed by “Other” renter households have a cost burden greater than 50-80% of their income. Within owner-occupied households, “Elderly” households, followed by “Small Related” households have a cost burden greater than 50-80% of their income. The cost of housing among renters and home owners seems to be one of the major issues in the City of Vacaville.

In the City of Vacaville, the total number of households experiencing one or more of four housing problems is 9,640, or 31.67% of the total number of households, 30,435. A disproportionate need exists among; American Indian, Alaska Native households in the 0%-30% AMI range, Asian households in the 30%-50% AMI range, Black/ African American, Pacific Islander, and Hispanic Households in the 50%-80% AMI range, and Pacific Islander and Hispanic households in the 80%-100% income levels.

In the City of Vacaville, the total number of households experiencing one or more of four housing problems is 5,030, or 16.53% of the total number of households, 30,435. A disproportionate need exists among; Asian, American Indian/ Alaska Native, and Hispanic Households in the 0%-30% AMI range, Pacific Islander and Hispanic households in the 30%-50% AMI range, Black/ African American, Pacific Islander, and Hispanic Households in the 50%-80% AMI range, and Asian households in the 80%-100% income levels.

There is one instance of disproportionate need among households with a severe cost burden. Hispanic households fall in the category of cost burden >50% AMI. There are no instances of disproportionate need present among those cost burdened >30%.

While the Vacaville Housing Authority (VHA) does not operate public housing units, the VHA provides Housing Choice Vouchers (HCV) for the City of Vacaville. A HCV assists eligible families pay the rent for apartments owned by private landlords. The VHA also provides information on several affordable senior housing developments, some with units accessible for persons with disabilities.

The VHA manages a waitlist of applicants for the HCV Program. The list currently has 5,407 active applications. The VHA accepted applications for its waiting list from June 4, 2014 to June 18, 2014 and received over 4,000 applications during that time period.

Information from the Continuum of Care – Solano County 10-Year Plan Addressing Homelessness 2008-2018, the Cap Solano JPA, January 30, 2014 Point in Time (PIT) Count, of which, the City of Vacaville is a part, and information documented by the Vacaville Opportunity House was used to identify the characteristics of the homeless and individuals and families at risk of homelessness, estimates the number of homeless in the City of Vacaville, and determine the needs of the homeless and individuals and families at risk of homelessness in Vacaville.

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

Summary of Housing Needs

The population in the City of Vacaville increased by 4% and total households in Vacaville increased by 8% from 2000 to 2010. Of the 30,435 households in the City of Vacaville, small family households comprise the greatest percentage of all households, followed by Household containing at least one person 62-74 years of age.

Housing needs were determined through the community survey and agency and stakeholder consultation.. The community survey ranked housing needs as the number **1** being the lowest need and the number **4** being the highest need. Results of the survey indicated a “High” or “Medium” need for all housing questions with Special Needs Housing, and Housing for the Homeless indicated as having priority needs.

Renters between 0-30% AMI have the greatest percentage of having at least 1 or more of the four housing problems (lacks kitchen or complete plumbing, severe overcrowding and severe cost burden). On the other hand, Owners between 50-80% AMI have the greatest percentage of having at least 1 or more of the four housing problems.

“Small Related” renter households, followed by “Other” renter households have a cost burden greater than 50-80% of their income. Within owner-occupied households, “Elderly” households, followed by “Small Related” households have a cost burden greater than 50-80% of their income. The cost of housing among renters and home owners seems to be one of the major issues in the City of Vacaville.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	88,628	92,217	4%
Households	28,088	30,435	8%
Median Income	\$57,667.00	\$73,302.00	27%

Table 6 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,335	2,380	5,010	2,775	17,940
Small Family Households *	1,000	925	1,775	1,140	10,165
Large Family Households *	125	160	555	300	1,875
Household contains at least one person 62-74 years of age	260	590	960	570	2,710

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person age 75 or older	430	445	765	465	905
Households with one or more children 6 years old or younger *	445	425	1,075	560	2,330
* the highest income category for these family types is >80% HAMFI					

Table 7 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	4	20	0	20	44	0	0	40	0	40
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	50	0	0	10	60	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	80	125	35	244	0	0	65	70	135
Housing cost burden greater than 50% of income (and none of the above problems)	1,200	710	300	15	2,225	480	495	780	235	1,990
Housing cost burden greater than 30% of income (and none of the above problems)	140	440	1,435	390	2,405	225	195	665	690	1,775

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	40	0	0	0	40	10	0	0	0	10

Table 8 – Housing Problems Table

Data 2007-2011 CHAS

Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,260	810	425	80	2,575	480	495	885	300	2,160
Having none of four housing problems	220	590	1,945	935	3,690	325	485	1,755	1,460	4,025
Household has negative income, but none of the other housing problems	40	0	0	0	40	10	0	0	0	10

Table 9 – Housing Problems 2

Data 2007-2011 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	755	565	830	2,150	180	285	465	930
Large Related	95	115	80	290	30	45	270	345
Elderly	200	325	215	740	345	330	550	1,225
Other	345	235	620	1,200	150	35	210	395

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	1,395	1,240	1,745	4,380	705	695	1,495	2,895

Table 10 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	695	295	140	1,130	155	230	365	750
Large Related	95	75	25	195	30	35	145	210
Elderly	160	150	30	340	145	205	215	565
Other	305	205	110	620	150	25	105	280
Total need by income	1,255	725	305	2,285	480	495	830	1,805

Table 11 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	14	40	125	20	199	0	0	65	55	120
Multiple, unrelated family households	40	40	0	10	90	0	0	0	10	10
Other, non-family households	0	0	0	15	15	0	0	0	0	0
Total need by income	54	80	125	45	304	0	0	65	65	130

Table 12 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	385	330	705	1,420	60	95	370	525

Table 13 – Crowding Information – 2/2

Alternate Data Source Name:

2007-2011 CHAS

Data Source

Comments:

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

The City of Vacaville Housing Authority (VHA) maintains a waiting list of applicants seeking housing assistance. There are currently 999 Vacaville residents on the waitlist. Of those applicants, 389 (39%) are single person households. Of the 389 single person household applications currently on the waiting list, 195 (50%) are elderly or near elderly households (55 years or older).

2013 American Community Survey data indicates that the City of Vacaville has 6,768 single person households. Based on 2013 American Community Survey data, it can be estimated that 2,640 (39%) of single person households in Vacaville are in need of housing assistance.

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

Of the 999 active applications of Vacaville residents on the VHA waiting list, 294, or 29%, are identified as having a head of household, co-head, or spouse that is disabled. 162 of these households are single person households with 65 of these single person households identified as elderly or near elderly.

2013 American Community Survey data indicates that there are 9,731 civilian, non institutionalized disabled persons in Vacaville. Based on 2013 American Community Survey data, it can be estimated that 2,822 (29%) of disabled persons in Vacaville are in need of housing assistance.

The California Office of the Attorney General’s domestic-violence related calls statistics estimates that between 2007 and 2011 there were an average of 425 domestic-violence related calls in the City of Vacaville each year. According to the 2007-2011 CHAS data, 43% of households in Vacaville experienced housing problems and 18% experienced severe housing problems. Based on this information, it can be estimated that 183 of the households involved in the domestic violence related calls also experienced housing problems while another 77 experienced severe housing problems.

What are the most common housing problems?

The most common housing problems for both renters and owners are housing cost burden greater than 30% -50% of income followed by Housing cost burden greater than 50% - 80% of income.

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

Among renters, housing cost burden greater than 30% and greater than 50% affect “small family” households the greatest followed by “other”. Among homeowners, housing cost burden greater than 30% affected “Elderly” households the greatest followed by “small family” households. Among homeowners, housing cost burden greater than 50% affected “small family” households the greatest followed by “elderly” households.

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

The 2010 Report on Homelessness in Vacaville indicates the increase in multiple family households, or “doubling up” of low income families resulting in overcrowding. These families often have single head of households that are experiencing unemployment or underemployment and are usually in need of food and health services as well.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates: Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Substance abuse, mental illness, unstable job history, prior evictions, criminal background, poor money management, and domestic violence are all housing characteristics that have been linked with instability and may cause an increased risk of homelessness.

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

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

Introduction

A disproportionate greater number of housing problems is defined as when a member of a racial or ethnic group at an income level experiences housing problems at a rate greater than 10% of the income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by AMI. Housing Problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing costs greater than 30% of income (i.e. cost burden)

The City of Vacaville's population is 92,428, with 61,301 persons (66.3%) who are White, 9,510 persons (10.3 %) who are Black or African American, 846 persons (0.9%) who are American Indian and Alaska Native, 5,606 persons (6.1%) who are Asian, 532 persons (0.6%) who are Native Hawaiian and Other Pacific Islander, 8,136 persons (8.8%) who are some other race, and 6,497 persons (7.0%) who are two or more races. Of the City of Vacaville's population, 21,121 (22.9%) are Hispanic. The 2007-2011 CHAS Data estimates that there are 30,435 households in the City of Vacaville.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,460	275	4
White	1,540	200	4
Black / African American	195	20	0
Asian	95	10	0
American Indian, Alaska Native	45	0	0
Pacific Islander	0	0	0
Hispanic	395	40	0

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,110	560	0
White	1,240	420	0
Black / African American	170	29	0
Asian	95	10	0
American Indian, Alaska Native	25	0	0
Pacific Islander	50	15	0
Hispanic	385	60	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,540	1,980	0
White	2,100	1,500	0
Black / African American	430	45	0
Asian	165	110	0
American Indian, Alaska Native	0	55	0
Pacific Islander	24	0	0
Hispanic	690	230	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,530	1,550	0
White	995	1,225	0
Black / African American	100	110	0
Asian	40	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	40	4	0
Hispanic	345	130	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

Discussion

In the City of Vacaville, the total number of households experiencing one or more of four housing problems is 9,640, or 31.67% of the total number of households, 30,435. A disproportionate need exists among households at all income levels.

Disproportionate Need: 0% - 30%AMI

- 89.81% of households experience one or more of the four housing problems
- American Indian, Alaska Native households - 100.0%

Disproportionate Need: 30% - 50%AMI

- 79.03% of households experience one or more of the four housing problems
- Asian households - 90.47%

Disproportionate Need: 50% - 80%AMI

- 64.13% of households experience one or more of the four housing problems
- Black/ African American households – 90.53%
- Pacific Islander households – 100.0%
- Hispanic Households – 75.0%

Disproportionate Need: 80% - 100%AMI

- 49.68% of households experience one or more of the four housing problems
- Pacific Islander households – 90.91%
- Hispanic households – 72.63%

Households at 80% - 100% of the area median income have a greater ability to lessen their housing problem due to greater income and mobility when compared to others in lower income levels.

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

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

Introduction

A disproportionate greater number of housing problems is defined as when a member of a racial or ethnic group at an income level experiences housing problems at a rate greater than 10% of the income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by AMI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing costs greater than 30% of income (i.e. cost burden)

The City of Vacaville's population is 92,428, with 61,301 persons (66.3%) who are White, 9,510 persons (10.3 %) persons who are Black or African American, 846 persons (0.9%) who are American Indian and Alaska Native, 5,606 persons (6.1%) who are Asian, 532 persons (0.6%) who are Native Hawaiian and Other Pacific Islander, 8,136 persons (8.8%) who are some other race, and 6,497 persons (7.0%) who are two or more races. Of the City of Vacaville's population, 21,121 (22.9%) are Hispanic. The 2007-2011 CHAS Data estimates that there are 30,435 households in the City of Vacaville.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,845	890	4
White	1,030	710	4
Black / African American	130	85	0
Asian	80	25	0
American Indian, Alaska Native	45	0	0
Pacific Islander	0	0	0
Hispanic	375	65	0

Table 18 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,205	1,465	0
White	680	980	0
Black / African American	75	135	0
Asian	10	95	0
American Indian, Alaska Native	10	15	0
Pacific Islander	50	15	0
Hispanic	310	135	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,555	3,965	0
White	820	2,780	0
Black / African American	195	275	0
Asian	50	230	0
American Indian, Alaska Native	0	55	0
Pacific Islander	20	4	0
Hispanic	410	515	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	425	2,660	0
White	305	1,915	0
Black / African American	10	200	0
Asian	40	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	45	0
Hispanic	65	415	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

Discussion

In the City of Vacaville, the total number of households experiencing one or more of four housing problems is 5,030, or 16.53% of the total number of households, 30,435. A disproportionate need exists among households at all income levels.

Disproportionate Need: 0% - 30%AMI

- 67.36% of households experience one or more of the four housing problems
- Asian households – 76.19%
- American Indian/ Alaska Native households – 100.0%
- Hispanic Households – 85.23%

Disproportionate Need: 30% - 50%AMI

- 45.13% of households experience one or more of the four housing problems
- Pacific Islander households – 76.92%
- Hispanic households - 69.66%

Disproportionate Need: 50% - 80%AMI

- 28.17% of households experience one or more of the four housing problems
- Black/ African American households – 41.48%

- Pacific Islander households – 83.33%
- Hispanic Households – 44.32%

Disproportionate Need: 80% - 100%AMI

- 13.78% of households experience one or more of the four housing problems
- Asian households – 38.10%

Households at 80% - 100% of the area median income have a greater ability to lessen their housing problem due to greater income and mobility when compared to others in lower income levels.

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

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

Introduction:

HUD presumes that a household that pays up to 30% of their income for housing costs is not cost burdened. Any percentage above 30% but below 50% is considered a housing cost burden, and if a household is paying 50% or more of their household income on housing, then that household is experiencing a severe housing cost burden.

A disproportionate greater number of housing cost-burdened households is defined as when a member of a racial or ethnic group at an income level experiences housing problems at a rate greater than 10% of the income level as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	16,690	8,440	4,850	4
White	12,735	5,790	2,830	4
Black / African American	865	670	390	0
Asian	785	405	220	0
American Indian, Alaska Native	95	85	55	0
Pacific Islander	130	85	20	0
Hispanic	1,845	1,145	1,040	0

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

In the City of Vacaville, about 54.84%, or 16,690, of all households are not cost burdened spending less than or equal to 30% of their income on housing. Approximately 27.73% of all households are cost-burdened spending between 30% - 50% of their income on housing and 15.94% are severely cost burdened spending greater than 50% on housing costs.

There is one instance of disproportionate need among households with a severe cost burden. It falls in the category of cost burden >50% AMI. There are no instances of disproportionate need present among those cost burdened >30%.

Disproportionate Need: Housing cost burden >50%

- 15.94% of all households have a severe cost burden
- Hispanic households – 25.81%

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

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

The impact of housing problems within the City of Vacaville varies primarily by income level. However, the following groups within an income tier and race/ethnicity category experienced problems at a rate at least 10 percentage points higher than the jurisdiction as a whole:

Housing needs

- American Indian households earning <30% AMI
- Asian households earning 30-50% AMI
- Black/ African American, Pacific Islander, and Hispanic Households earning 50-80% AMI
- Pacific Islander and Hispanic households earning 80-100% AMI

Severe housing needs

- Asian households, American Indian/ Alaska Native, and Hispanic Households earning <30% AMI
- Pacific Islander and Hispanic households earning 30-50% AMI
- Black/ African American, Pacific Islander, and Hispanic Households earning 50-80% AMI
- Asian households earning 80-100% AMI

Cost burden

- Hispanic households with a housing cost burden of > 50%

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

The needs among races/ethnicities are indicated above. Income categories have more general needs, as described in NA-10 and the Housing Market Analysis.

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

Hispanic

The percentage of households identifying as Hispanic in a block group area ranged from 6.18 percent to 69.25 percent. The citywide percentage for Hispanic was 22.9 percent. There were 9 block group areas in the city that had a concentration of Hispanic households:

- Census Tract 2535.01
 - Block Group 1
 - Block Group 2
- Census Tract 2531.05

- Block Group 1
 - Block Group 4
- Census Tract 2531.07
 - Block Group 3
- Census Tract 2532.03
 - Block Group 1
- Census Tract 2532.04
 - Block Group 4
 - Block Group 5
- Census Tract 2532.05
 - Block Group 3

Asian

The percentage of households identifying as Asian in a block group area ranged from 0.58 to 17.86 percent. The citywide percentage for Asian was 6.1 percent. There was 1 block group areas in the city that had a concentration of Asian households:

- Census Tract 2529.05
 - Block Group 2

NA-35 Public Housing – 91.205(b)

Introduction

The Vacaville Housing Authority (VHA) provides management and oversight of all units and vouchers. Data and information was provided by the VHA.

The VHA does not operate any public housing units. The VHA provides Housing Choice Vouchers (HCV) for the City of Vacaville. A HCV assists eligible families pay the rent for apartments owned by private landlords. Participating families are responsible for finding an apartment and landlord that will accept the voucher. Families must meet income guidelines to qualify for the Section 8 program. Both parties will enter into a lease agreement, with the tenant paying the security deposit in most cases. The VHA inspects Section 8 properties prior to move-in on a yearly basis to ensure that units comply with HUD standards for safety, size and accessibility. The VHA also provides information on several affordable senior housing developments, some with units accessible for persons with disabilities.

The VHA manages a waitlist of applicants for the HCV Program. The list currently has 5,407 active applications. The VHA accepted applications for its waiting list from June 4, 2014 to June 18, 2014 and received over 4,000 applications during that time period.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	1,175	0	1,167	2	0	0

Table 23 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	16,395	0	16,323	15,144	0
Average length of stay	0	0	0	6	0	6	0	0
Average Household size	0	0	0	2	0	2	1	0
# Homeless at admission	0	0	0	1	0	1	0	0
# of Elderly Program Participants (>62)	0	0	0	430	0	430	0	0
# of Disabled Families	0	0	0	304	0	298	2	0
# of Families requesting accessibility features	0	0	0	1,175	0	1,167	2	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	768	0	762	1	0	0
Black/African American	0	0	0	293	0	291	1	0	0
Asian	0	0	0	41	0	41	0	0	0
American Indian/Alaska Native	0	0	0	45	0	45	0	0	0
Pacific Islander	0	0	0	28	0	28	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	242	0	240	1	0	0
Not Hispanic	0	0	0	933	0	927	1	0	0

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

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Although the Vacaville Housing Authority (VHA) has Article 34 authority to construct public housing, the VHA currently does not own or operate any conventional public housing.

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

With rent levels increasing, families in Vacaville with annual incomes at or below 50% of the median income, which are clients served by the Section 8 program, cannot afford the median apartment rent without a landlord's willingness to accept rental subsidy assistance (i.e., a family of four with a \$38,350 annual income can only afford to pay \$959 a month in rent while the median rent for a two-bedroom apartment in Vacaville is \$1,300). Due to the lack of available affordable units (as evidenced by the increase in median rent levels), the Vacaville Housing Authority is granting the maximum search time of 120 days allowed under their Administrative Plan to facilitate clients' search.

Housing choice voucher holders also show a great need for economic opportunities and supportive services. 84% of VHA Family Self Sufficiency Program participants identify the need for education, job training, and employment services on their list of primary concerns while 21% of VHA Family Self Sufficiency Program participants identify the need for medical, mental health, youth, and child care services on their list of primary concerns

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

The population at large as well as housing choice voucher holders share a similar need for an increased affordable housing supply. The most common housing problems for both renters and owners are housing cost burden greater than 30% -50% of income followed by Housing cost burden greater than 50% - 80% of income.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The following section presents data on homelessness in Solano County from the Continuum of Care – Solano County 10-Year Plan Addressing Homelessness 2008-2018, the Cap Solano JPA, January 30, 2014 Point in Time (PIT) Count, of which, the City of Vacaville is a part, and information documented by the Vacaville Opportunity House. Homeless needs are found through a variety of ways: the Point in Time Count, regular meetings of the CAP Solano JPA, and regular communication between outreach workers, the emergency shelters and supportive housing programs. The City of Vacaville also has regular meetings of its Homeless Roundtable to focus on community specific needs and concerns with members of local services groups and City Council.

Of the 1,123 families experiencing homelessness in a year, 573 of them will experience homelessness for less than 365 days. Of the 593 adults experiencing homelessness in a year, 302 will be homeless for less than 365 days. And of the 29 veterans experiencing homelessness in a year, 15 will be homeless for less than 365 days.

The Vacaville Housing Authority waiting list currently has 505 active applications for Vacaville households with children that are in need of housing assistance. Of the 505 families on the waiting list, 11 are families of Veterans living in Vacaville.

Black/African American families and individuals and people of Hispanic origin are over represented in the population experiencing homelessness in Solano County.

Solano County has a 10-year plan addressing homelessness for the 2008-2018 timeframe. Solano County has 259 beds available in emergency shelters, 320 beds in transitional housing, and 140 beds in permanent housing. Even with these 719 beds, Solano County is looking at a need for over 3,000 homeless persons at any one time in Solano County.

Note: Community Action Partnership (CAP) Solano JPA conducted a "point in time" survey in January 2015, which will update this 2014 survey information. The purpose of this count is to survey the homeless, obtain a homeless census and prepare a detailed report regarding the homeless in Solano County. The report will include the count and characteristics and experiences of homeless persons.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	406	1,123	0	0	0
Persons in Households with Only Children	0	71	431	0	0	0
Persons in Households with Only Adults	0	335	835	0	0	0
Chronically Homeless Individuals	0	0	287	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	29	0	0	0
Unaccompanied Child	0	0	2	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 27 - Homeless Needs Assessment

Data Source Comments: Point-in-Time Summary Homeless Populations Summary for CA-518-Vallejo/Solano County CoC

Indicate if the homeless population is: Has No Rural Homeless

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

The Continuum of Care – Solano County 10-Year Plan Addressing Homelessness estimates that of 287 households identified as homeless, 124 were homeless for less than a year. That number drops to 61 experiencing homelessness for 1-3 years. This would suggest that 51% of persons will be homeless for less than a year. Of the 1,123 families experiencing homelessness in a year, it can be estimated that 573 of them will experience homelessness for less than 365 days. Of the 593 adults experiencing homelessness in a year, it can be estimated that 302 will be homeless for less than 365 days. And of the 29 veterans experiencing homelessness in a year, it can be estimated that 15 will be homeless for less than 365 days. There are only 2 unaccompanied youth experiencing homelessness in a year and at least 1 if not both will be homeless for less than 365 days.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	173	0
Black or African American	159	0
Asian	5	0
American Indian or Alaska Native	6	0
Pacific Islander	16	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	127	0
Not Hispanic	279	0

Data Source

Comments:

Point-in-Time Summary Homeless Populations Summary for CA-518-Vallejo/Solano County CoC

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

Opportunity House continues to receive referrals from Child Protection Services and Solano County Drug Court as well as other service providers through-out Solano County. On January 2, 2015, the Opportunity House was serving:

- Three Child Protective Services Re-unification referral cases
- One completed Child Protective Services Re-unification referral case (single mother with one child)
- One single father with four children and one single father with one child
- One single mother with four children, one single mother with two children, one single mother with one child, and two single mothers each with one child
- Five single females
- One married couple

The Vacaville Housing Authority waiting list currently has 505 active applications for Vacaville households with children that are in need of housing assistance. Of the 505 families on the waiting list, 11 are families of Veterans living in Vacaville.

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

Black/African American families and individuals and people of Hispanic origin are over represented in the population experiencing homelessness in Solano County. According to 2014 shelter statistics 39% were African American and 32% were of Hispanic origin. In the City of Vacaville, the population is 12.2% African American and 22.9% of Hispanic origin.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Solano County has approximately 406 homeless persons. The County is aware that there may be an estimated 1,500 to 2,000 persons who are homeless at any point in time and are not captured in the time of this count.

The Vacaville Family Resource Center identified 15 homeless clients during 2013 who sought their services, including housing. Those clients included 9 single individuals and 6 single mothers with children. Of these, 13 lived with family and 2 lived in cars. The Family Resource Center has recently switched over to a new database system, and as a result, these numbers may not fully count all homeless individuals served.

Discussion:

Solano County has a 10-year plan addressing homelessness for the 2008-2018 timeframe. Solano County has 259 beds available in emergency shelters, 320 beds in transitional housing, and 140 beds in permanent housing. Even with these 719 beds, Solano County is looking at a need for over 3,000 homeless persons at any one time in Solano County.

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

Introduction:

The special needs population consists of persons who are not homeless but for various reasons, require assistance and supportive housing. This includes the elderly and frail elderly; persons with mental, physical, and/or developmental disabilities; persons with alcohol or drug addiction; persons with HIV/AIDS and their families; and victims of domestic violence, dating violence, sexual assault and stalking.

According to 2010 Census data, there are 12,371 elderly (62 years or older) persons in Vacaville. 13.6% are living below 150 percent poverty levels. 75.4% own their own home while 24.6% are renters. Of the elderly population that are renters, 59.3% are experiencing a cost burden >30%. The needs of elderly and frail elderly persons are frequently affordable or subsidized housing and for those that are frail elderly, some support services and assistance to live independently.

According to 2010 Census data, 11,774 Vacaville residents are disabled. Many people with disabilities are unable to work and must rely on Social Security and/or Supplemental Security Income to live. The needs of disabled persons are frequently affordable or subsidized housing that can also accommodate some degree of limited or impaired mobility.

According to the California Department of Mental Health 2010 mental health prevalence estimates, 4.88% of the population in Solano County has a serious mental illness. Based on Vacaville's population of 92,428, it can then be estimated that 4,510 Vacaville residents have some form of mental illness. Many persons with mental illness can live on their own with supportive services. Some persons may need a full-time attendant to live on their own.

According to the North Bay Regional Center, there are 700 residents in Vacaville who receive their services. The housing needs of developmentally disabled individuals are broad: they may live under the care of family or in group homes, in institutional settings, or independently in a conventional housing situation.

The 2014 National Survey on Drug Use and Health (NSDUH) contains general information that can be applied to Vacaville's population. The Survey shows that "8.75% of the population aged 12 or older was classified with substance dependence or abuse." If this percentage is applied to Vacaville's population of 92,428, then approximately 8,087 Vacaville residents suffer from some degree of drug and/or alcohol addiction. Supportive services for the population suffering from addiction disorders are available through a variety of recovery programs, some of which are also available in Spanish. However, often times addiction disorders go hand-in-hand with mental illness, as shown in the NSDUH.

Single mothers are identified as a special needs group because their level of income is often too low to pay for housing adequate to meet space and lifestyle needs. There are currently 924 female-headed households receiving Housing Choice Voucher rental assistance, nearly 81% of all program participants.

There are a variety of housing and the supportive service needs of female-headed households. This can range from multifamily housing that includes childcare facilities to allow single mothers to secure gainful employment outside the home to the creation of cohousing developments where childcare and meal preparation responsibilities can be shared.

According to the California Department of Public Health in June 2014, 809 people in Solano County have been diagnosed as having AIDS and an additional 405 with HIV. The Solano County Health and Social Services Department reports there is a growing need for immediate emergency housing, rental assistance, housing with supportive services such as nursing homes, and increased home health services for people with AIDS.

Describe the characteristics of special needs populations in your community:

Elderly

According to 2010 Census data, there are 12,371 elderly (62 years or older) persons in Vacaville. 13.6% are living below 150 percent poverty levels. 75.4% own their own home while 24.6% are renters. Of the elderly population that are renters, 59.3% are experiencing a cost burden >30%.

The Vacaville Housing Authority's (VHA) Section 8 wait list currently has 106 elderly applicants in need of housing assistance.

Persons with Disabilities

According to 2010 Census data, 11,774 Vacaville residents are disabled due to self care or mobility limitations. Many people with disabilities are unable to work and must rely on Social Security and/or Supplemental Security Income to live. The typical monthly payment for SSI for 2015 is \$733. With the median rent for a one-bedroom apartment in Vacaville being \$1,085, people whose only source of income is SSI must rely on some kind of subsidy payment, such as Section 8, in order to live on their own.

Mental Illness

According to the California Department of Mental Health 2010 mental health prevalence estimates, 4.88% of the population in Solano County has a serious mental illness. These individuals were either in their own homes, institutionalized, or in a group home. Based on Vacaville's population of 92,428, it can then be estimated that 4,510 Vacaville residents have some form of mental illness.

Developmental Disabilities

A developmental disability is a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that

individual. According to the North Bay Regional Center, one of the regional nonprofits that contract with the California Department of Developmental Services to provide or coordinate services and supports for individuals with developmental disabilities, there are 700 residents in Vacaville who receive their services.

Addiction Disorders

It is unknown how many Vacaville residents are suffering from addiction disorders. While information is available about drug and alcohol use, information related specifically to how many are addicted, and more specifically, how many in Vacaville are addicted, is difficult to find. The 2014 National Survey on Drug Use and Health (NSDUH) contains general information that can be applied to Vacaville's population. The Survey shows that "8.75% of the population aged 12 or older was classified with substance dependence or abuse." If this percentage is applied to Vacaville's population of 92,428, then approximately 8,087 Vacaville residents suffer from some degree of drug and/or alcohol addiction.

Single Mothers

Single mothers are identified as a special needs group because their level of income is often too low to pay for housing adequate to meet space and lifestyle needs. In 2010, of all family households living below the poverty level, 47.25 % were single mothers with children under age 18. Many of these households are eligible to receive rental assistance like that of the Vacaville Housing Authority. There are currently 924 female-headed households receiving Housing Choice Voucher rental assistance, nearly 81% of all program participants.

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

The needs of elderly and frail elderly persons are frequently affordable or subsidized housing and for those that are frail elderly, some support services and assistance to live independently. This can be in-home support services provided to persons in their home that assist with daily living activities, or assisted-living facilities that provide 24-hour care and medical assistance.

The needs of disabled persons are frequently affordable or subsidized housing that can also accommodate some degree of limited or impaired mobility. This need ranges from single-story units, or buildings with elevators to fully accessible units to accommodate persons in wheelchairs.

Many persons with mental illness can live on their own with supportive services. These services can range from someone to serve as "payee" to ensure bills are paid, to a case worker to ensure other responsibilities are not being overlooked, to a caretaker to fulfill medical needs. Some persons may need a full-time attendant to live on their own.

The housing needs of developmentally disabled individuals are broad: they may live under the care of family or in group homes, in institutional settings, or independently in a conventional housing situation. Unfortunately, many cannot afford this option due to the cost of housing when compared to their

limited fixed income. Much of this housing need is for supportive housing, which is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives.

Supportive services for the population suffering from addiction disorders are available through a variety of recovery programs, some of which are also available in Spanish. However, often times addiction disorders go hand-in-hand with mental illness, as shown in the NSDUH. According to the NSDUH, 18.54% of adults aged 18 or older who were dependent on or abused illicit drugs or alcohol also had some sort of mental illness. The rate among adults with a serious mental illness was only 3.88%. With such a high percentage of those with addiction disorders also having some form of mental illness, more clinical supportive services are needed to assist this population in living on their own, such as those listed under the Persons with Disabilities section above.

There are a variety of housing and the supportive service needs of female-headed households. This can range from multifamily housing that includes childcare facilities to allow single mothers to secure gainful employment outside the home to the creation of cohousing developments where childcare and meal preparation responsibilities can be shared.

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

According to the California Department of Public Health in June 2014, 809 people in Solano County have been diagnosed as having AIDS and an additional 405 with HIV. Many of these individuals are inmates at Vacaville's California Medical Facility (CMF). The Solano County Health and Social Services Department reports there is a growing need for immediate emergency housing, rental assistance, housing with supportive services such as nursing homes, and increased home health services for people with AIDS.

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

Describe the jurisdiction’s need for Public Facilities:

The City of Vacaville is in need of a Multi-Purpose Recreational Facility located near other City and County public services. This facility is needed within close proximity to CDBG target areas to be accessible to as many households as possible that many where transportation is not readily available. This Multi-Purpose Facility will have space for community services and office space for social services groups.

How were these needs determined?

Public facility needs were determined through the community survey, agency and stakeholder consultation, and staff consultation, and the 2011 needs assessment survey conducted by the City of Vacaville Community Development Department. The community survey ranked public facility needs with the number **1** being the lowest need and the number **4** being the highest need. Results of the survey indicated a “High” or “Medium” need for all public facility questions with Senior Centers, Child Care Centers, and Park and Recreational Centers indicated as having priority needs.

Describe the jurisdiction’s need for Public Improvements:

The City of Vacaville's public improvement needs include street improvements (including sidewalks, curb, gutter, sewer, signage, trees, lighting and landscaping), and sidewalks and accessibility improvements. The City will focus on the development of open space in the Markham area and mobility and accessibility improvements in the Merchant Street area.

How were these needs determined?

Public improvement needs were determined through the community survey, Capital Improvement Plan (CIP), the City of Vacaville General Plan, and staff consultation. The community survey ranked public improvements needs as the number **1** being the lowest need and the number **4** being the highest need. Results of the survey indicated a “High” or “Medium” need for Accessibility Improvement, Graffiti and Trash Removal, and Cleanup of Abandoned Buildings and Lots with Graffiti and Trash Removal indicated as having priority need.

Describe the jurisdiction’s need for Public Services:

The Association of Bay Area Governments (ABAG) Projections 2007 projects Vacaville to grow by 37%, an increase of 36,000 residents, by the year 2035. This level of growth is consistent with the overall growth rate projected for Solano County. Vacaville’s increased population has brought with it numerous additional amenities including a hospital, recreation and cultural facilities, new businesses, and jobs.

The City of Vacaville sees an increased need for Public Services including, homeless services, senior services, youth services, transportation services, services for battered and abused spouses, health

services, services for neglected and abused children, substance abuse services, employment training, crime awareness, fair housing counseling, child care, legal services, and mental health services.

How were these needs determined?

Public Service needs were determined through a community survey, agency and stakeholder consultation, the public input session, and staff consultation. The community survey ranked public service needs as the number **1** being the lowest need and the number **4** being the highest need. Results of the survey indicated a “High” or “Medium” need for all public services questions with Domestic Violence Services, Substance Abuse Services, Crime Awareness Prevention, Senior Activities, Youth Activities, Health/Mental Health Services, Housing Counseling Services, and Employment Training indicated as having priority needs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section provides information on the affordability and condition of the housing market in the City of Vacaville. Many of the data tables were populated by HUD and use the American Community Survey (ACS) and the Comprehensive Housing Affordability Strategy (CHAS) five year (2007-2011) data set. ACS data shows that the City has a total of 32,473 housing units with a homeownership rate of approximately 61.5%

According to ACS data, housing units in the City of Vacaville are primarily 1-unit detached structures, with 23,296 units (72%). Three or more bedroom units comprise the majority of units, with 17,376 units (66.34%). The rest of housing units in Vacaville consists of: 1,041 (3%) one unit attached, 1,979 (6%) 2-4 units, 3,233 (10%) 5-19 units, and 1,782 (5%) 20 or more units. The remainders are mobile homes, boats, RV's, vans, etc. Housing costs for both renters and owners have risen dramatically since 2000. The median home value has increased by 91%, from \$176,000 in 2000 to nearly \$335,400 in 2011. The median rent has increased by 59%, from \$751 in 2000 to \$1,195 in 2011.

2007-2011 CHAS data shows that the majority of City of Vacaville housing stock was built between 1950 and 1979; 12,998 units (40.03%). The second largest category of housing units were built between 1980-1999; 12,319 units (37.94%). Units built after 2000 total 4,144 units (12.76%). Housing stock in the City of Vacaville experienced a greater and more consistent development between 1950 and 1999 with the population growth that occurred during that time period.

The City of Vacaville continues to experience challenges in preserving and increasing the supply of affordable housing units for all groups with needs. Although there are a small number of affordable housing units expected to be lost over the next five years, the City of Vacaville plans to combat the challenge with 130 affordable units that are expected to be added over the next year and 51 affordable units designated for veterans that are expected to be developed over the next two to three years.

The housing options available to persons with disabilities or other special needs is limited. The Ryan White HIV/AIDS Consortium of Solano County is able to provide emergency vouchers for person diagnosed with HIV/AIDS while they North Bay Housing Coalition provides supportive services for persons with mental disabilities. Caminar Solano provides housing assistance and supportive services for persons with various levels of mental illness.

The City of Vacaville Homeless Roundtable is working on collaborating countywide services into one location. This "triage center" would provide information on resources and services. Some of these services include motel vouchers offered by the Vacaville Community Welfare Association (VCWA), citywide emergency heating and cooling centers offered during periods of extreme weather, specialized

Section 8 vouchers for families and former foster youth facing homelessness, and emergency shelter and transitional housing available through the Opportunity House.

The Market Analysis list barriers to affordable housing identified in the City of Vacaville Housing Element and Analysis of Impediments to Fair Housing including state and county tax policies, local zoning ordinances, and development impact fees that may affect the future development of affordable housing. Barriers also include building code and code compliance enforcement that tends to be more impactful for low-income persons living in areas of higher-concentrated low-income households. These areas tend to consist of older and more dilapidated housing stock.

The Market Analysis also identifies economic sectors in the City of Vacaville where job opportunities exist and identifies reasons why some employment sector positions are not being filled. The unemployment rate in the City of Vacaville was 7.99% according to the 2007-2011 CHAS and decreased to 4.5% as of December 2014 per the U.S. Bureau of Labor Statistics. According to the 2007-2011 CHAS the unemployment rate is only 4.41% among adults age 25-65.

According to the 2007-2011 ACS, 72.88% of Vacaville's employed civilian workforce (23,992 Workers) have some degree of college education or higher, including an Associate's degree, Bachelor's degree, or Graduate/Professional degree. The City of Vacaville has a shortage of workers in the Manufacturing and Retail Trade sectors while the Professional, Scientific, Management Services Sector is experiencing a server shortage of jobs, accounting for 5% of all jobless workers.

The Solano County Workforce Investment Board (WIB) Job Search Pathways and Career Training Connect Programs along with Solano Community College provide a unique opportunity for low- and moderate- income persons in Vacaville to learn the technical skills needed to obtain employment and support the City of Vacaville's overall commitment of improving the quality of life for its residents.

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

Introduction

The City of Vacaville continues to experience challenges in preserving and increasing the supply of affordable housing units for all groups with needs. Although there are a small number of affordable housing units expected to be lost over the next five years, the City of Vacaville plans to combat the challenge with 130 affordable units that are expected to be added over the next year and 51 affordable units designated for veterans that are expected to be developed over the next two to three years.

The City's Land Use Element in the Revised Draft General Plan Update, as of January 2015, describes the adoption of the urban growth boundaries (UGB) for the City. The Land Use Element creates two new significant areas of undeveloped land within the UGB. Each of these growth areas is partially located outside of the existing city limits and sphere of influence (SOI), but within the UGB. The first Growth Area is approximately 1,300 acres in size, and the second Growth Area is approximately 1,400 acres in size. The two growth areas are separated by the unincorporated Locke-Paddon community. The Draft General Plan establishes land use designations for new development within these two areas.

According to HUD's State of the Cities Data System, the City of Vacaville issued a total of 936 residential building permits between 2010 and 2014, only 222 of which (23.7%) were for multi-family structures. This structure is for 222 units is a high-end development offering corporate furnished housing and is not an option for low- to moderate-income residents.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	23,296	72%
1-unit, attached structure	1,041	3%
2-4 units	1,979	6%
5-19 units	3,233	10%
20 or more units	1,782	5%
Mobile Home, boat, RV, van, etc	1,142	4%
Total	32,473	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	79	0%	129	1%
1 bedroom	170	1%	2,064	20%
2 bedrooms	2,348	12%	4,102	39%
3 or more bedrooms	17,376	87%	4,167	40%

	Owners		Renters	
	Number	%	Number	%
Total	19,973	100%	10,462	100%

Table 29 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

The City of Vacaville Housing Authority (VHA) provides Section 8 vouchers for 1,175 units for households up to 50% AMI. In accordance with the VHA Administrative Plan, families selected for Section 8 vouchers are based on the following preferences:

- Residency preference for applicants who live or work in the jurisdiction;
- Working preference for applicants who are working, receiving unemployment benefits, or who are attending or who are graduates of an educational and/or training program in the last 6 months;
- Disabled preference for applicants meeting the social security definition of disabled;
- Elderly preference (62 years or older);
- Veteran preference for applicants who are (or the spouse or widow of) active duty military or veterans; and
- Displacement due to the local government action related to code enforcement, public involvement or development

Once preferences are applied, applications are then sorted by date and time of completed application.

The VHA also provides 50 Family Unification Program (FUP) vouchers for former foster youth and families in danger of losing their children due to the lack of adequate housing. Households income limits are still up to 50% AMI and application preferences are applied in the same manner as above.

As a result of affordability agreements created with various funding sources, the DHS staff monitor 126 affordability agreements covering 1,007 units for compliance each year.

The City of Vacaville also made available down payment and/or closing cost assistance loans through the CalHOME program of up to \$50,000 at 0% interest. The loans are due upon sale of the property, transfer of title, or at the 30 year maturity date. The City completed over \$150,000 in down payment assistance in 2014.

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

The Vacaville Housing Authority does not have public housing units, but it does expect to see a decrease in the amount of units willing to accept housing choice vouchers with the increase in market rents. This will make it difficult for families to find affordable housing.

The City of Vacaville has 1,043 units of subsidized below market-rate housing, and 274 units are at risk of conversion to market-rent status within the next ten years (2015 – 2025). The complexes at risk are Quail Run (60 units), Vaca Gables (65 units), Hillside Seniors (15 units), and Vacaville Depot (134 units). Of the 769 units due to expire after 2025, 668 are owned by non-profit housing corporations that are committed to providing affordable housing for Vacaville residents in perpetuity.

The Department of Housing Services (DHS) has a program to monitor and address at-risk units:

- Maintaining a list of “at risk” projects through the use of existing databases (e.g. HUD, State HCD and the California Tax Credit Allocation Committee.)
- Maintaining contact with owners of “at risk” units to determine their interest in selling, prepaying, terminating or continuing participation in a subsidy program.
- Ascertaining HUD’s interest in issuing Housing Choice Vouchers for “opt out” units, in order to preserve and/or extend affordability.
- Working with owners, tenants, and nonprofit organizations to assist in the non-profit acquisition of at-risk projects to ensure long-term affordability of the development.

Quail Run, had an affordability agreement with the City of Vacaville for 20 percent, or 60, of its 296 units. The restricted units are affordable to households with incomes less than 80 percent of the local area median income. These units were assisted with Multi-Family Mortgage Revenue Bonds. It is anticipated that these units will be replaced either by units that have been rehabilitated with government assistance in exchange for affordability restrictions or by newly constructed units with affordability restrictions.

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

For households up to 80% AMI, the 2007-2011 CHAS indicated that there are 4,380 renter-occupied households and 2,897 owner-occupied households with a cost burden greater than 30% of AMI, or a total of 7,277 (74.82%) of all 0-80% AMI households in the City of Vacaville.

For 0-80% AMI households with a cost burden of greater than 50% of their household income, there are 2,285 renter-occupied households and 1,805 owner-occupied households, or a total of 4,090 (42.06%) of all 0-80% AMI households.

The Vacaville Housing Authority's current waiting list contains 5,407 applicants. Since the waiting list is currently closed to new applicants, there are additional households that are not factored into the wait list total.

With only 1,043 units of subsidized, below rate housing, the available affordable housing units does not meet the needs of the population.

Describe the need for specific types of housing:

The majority of housing units in Vacaville are single detached units (72%). Of the multi-family complexes in Vacaville, many of them are 5-19 units. This leaves a need for multi-family complexes of 20 units or

more. These higher-density multi-family complexes can fill a need for more affordable housing for low-income and extremely low-income households as market rents often translate into high housing costs burden for low-income families. Likewise, the development of multi-family units with 20 units or more would alleviate the numbers of people experiencing overcrowding expressed by service providers and citizen surveyed.

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

Introduction

There are a total of 32,473 housing units in the City of Vacaville. Of the housing units in Vacaville, 23,296 (72%) are one unit detached, 1,041 (3%) are one unit attached, 1,979 (6%) are 2-4 units, 3,233 (10%) are 5-19 units and 1,782 (5%) are 20 or more units. The remainders are mobile homes, boats, RV's, vans, etc. Housing costs for both renters and owners have risen dramatically since 2000. The median home value has increased by 91%, from \$176,000 in 2000 to nearly \$335,400 in 2011. The median rent has increased by 59%, from \$751 in 2000 to \$1,195 in 2011.

Home values within the City of Vacaville have fluctuated in recent years. Foreclosures and short sales drastically reduced property values in the period from 2008 to 2014 and we are only now starting to see an increase in property values. Although the adjustments made many units affordable, the simultaneous economic downturn made acquiring these properties difficult. It also increased the rental pool and competition for rental units increased. The housing market continues to be stabilized through various initiatives offered through the private and public sectors throughout the community. These initiatives have allowed units to become and remain more affordable. However, there are many units that are in need of rehabilitation, which can increase the cost of these units. Cost burden may be the largest housing problem for many households.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	176,000	335,400	91%
Median Contract Rent	751	1,195	59%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	837	8.0%
\$500-999	2,709	25.9%
\$1,000-1,499	4,039	38.6%
\$1,500-1,999	2,453	23.5%
\$2,000 or more	424	4.1%
Total	10,462	100.0%

Table 31 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	195	No Data
50% HAMFI	800	485
80% HAMFI	4,175	1,675
100% HAMFI	No Data	3,130
Total	5,170	5,290

Table 32 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	738	928	1,163	1,714	2,037
High HOME Rent	738	928	1,163	1,362	1,500
Low HOME Rent	723	775	930	1,074	1,198

Table 33 – Monthly Rent

Alternate Data Source Name:

2014 Home Program Rents

Data Source Comments:

Is there sufficient housing for households at all income levels?

According to the 2007-2011 CHAS, there are 195 rental units identified as affordable to households below 30% of HUD Area Median Family Income (HAMFI) representing just 1.8% of the total rental housing inventory in the City of Vacaville. When compared to the 2,335 households earning less than 30% HAMFI, most of whom are likely to be renters, this is not sufficient to accommodate households at this income level. This is roughly one affordable rental unit for every eleven households.

Households earning 30-50% HAMFI fair a little better with 800 rental units identified as affordable, representing 7.6% of the total rental housing inventory in the City of Vacaville. This is not sufficient to accommodate the 2,380 households earning less than 50% HAMFI, most of whom are likely to be renters. This is roughly one affordable rental unit for every three households.

Vacaville has an ample supply of housing for those who are not low or moderate income. The significant increase in luxury and market rate provides multiple options for higher income renters and homeowners. However, the increase in higher priced rental and owner properties coincides with a steep decline in the number of affordable units for low and moderate income residents.

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

The housing cost for owner-occupied and rental units has increased 91% from 2000 to 2011 according to 2000 Census and 2011 CHAS data. At this time, the housing market is more affordable for buyers as the median housing value has decreased from its highest peak in 2005 and 2006. Provided that an increased amount of lower income households can qualify for mortgages with the availability of down payment assistance programs and low mortgage interest rates, it could be expected that the demand in the rental market may decrease. Conversely, rents may increase at a smaller rate if vacancy rates continue to decrease.

While increasing median home values are important for building equity, they also make home purchasing less affordable as the supply of low-priced homes decreases. Without significant new production, this trend is expected to continue, meaning housing is likely to become less affordable over time. It is likely that housing affordability will continue to be an issue for Vacaville residents beyond the next five years.

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

The High HOME rents and Fair Market rents for efficiency, one-bedroom, and two-bedroom units in the City of Vacaville are less than the median rent reported in the 2007-2011 ACS, and greater than the median rent for 3 bedrooms or more. This information would seem to indicate that more affordable housing may be needed for efficiency, one-bedroom, and two-bedroom units.

The City will work with non-profit housing corporations that are committed to providing affordable housing for Vacaville residents in perpetuity and continue its program to monitor and address at-risk units by:

- Maintaining a list of “at risk” projects through the use of existing databases (e.g. HUD, State HCD and the California Tax Credit Allocation Committee.)
- Maintaining contact with owners of “at risk” units to determine their interest in selling, prepaying, terminating or continuing participation in a subsidy program.
- Ascertaining HUD’s interest in issuing Housing Choice Vouchers for “opt out” units, in order to preserve and/or extend affordability.
- Working with owners, tenants, and nonprofit organizations to assist in the non-profit acquisition of at-risk projects to ensure long-term affordability of the development.

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

Introduction

This section discusses the condition of housing stock in the City of Vacaville. The majority of units, 26,291 (80%) in Vacaville were built before 2000, with 13,972 of those units built before 1980.

These homes are more likely to need repairs to provide safe, decent and affordable housing and pose a risk of containing lead-based paint hazards. Conditions of units may be associated with the lack of complete kitchen or plumbing facilities, more than one person per room, or having a cost burden greater than 30% of their household income. According to the Condition of Units chart below, 37% of owner-occupied units and 51% of renter-occupied units have at least one of the selected conditions.

Definitions

HUD defines substandard housing using conditions similar to those in the Needs Assessment. Housing units are considered substandard if they have one or more of the following conditions: 1) lack of complete plumbing facilities; 2) lack of complete kitchen facilities; 3) more than 1 person per room; or 4) a housing cost burden greater than 30%. The chart below shows the number of units in Vacaville with one or more of these conditions, and therefore substandard.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7,320	37%	5,380	51%
With two selected Conditions	170	1%	179	2%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,483	63%	4,903	47%
Total	19,973	101%	10,462	100%

Table 34 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,170	11%	1,974	19%
1980-1999	8,779	44%	3,540	34%
1950-1979	8,496	43%	4,502	43%
Before 1950	528	3%	446	4%
Total	19,973	101%	10,462	100%

Table 35 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	9,024	45%	4,948	47%
Housing Units build before 1980 with children present	1,895	9%	1,030	10%

Table 36 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1,722	0	1,722
Abandoned Vacant Units	38	0	38
REO Properties	74	0	74
Abandoned REO Properties	12	0	12

Table 37 - Vacant Units

Alternate Data Source Name:

2010 Census Data

Data Source Comments:

Need for Owner and Rental Rehabilitation

Most of the City of Vacaville's households , 17,386 units (57.12%), have none of the four evaluated housing problems; lack of complete kitchen or plumbing facilities, cost burden, overcrowding, or negative income. There are 5,380 (51%) renters and 7,320 (37%) homeowners that have at least one housing problem. Since the age of Vacaville's housing is a significant factor, it is presumed that many of these owner and renter occupied homes need housing rehabilitation. Often low-income renters and owners, especially seniors, cannot afford additional debt service to make improvements, address code issues, or make emergency repairs.

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

Approximately 31.95% of households of the City of Vacaville are low to moderate income. Using the data from Table 34 in which there are 9,024 owner-occupied, and 4,948 renter-occupied housing units built before 1980. We would estimate that there are 2,335 owner-occupied low or moderate income, and 1,581 renter-occupied low or moderate income units which may contain lead-based paint hazards.

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

Introduction

Although the Vacaville Housing Authority (VHA) has Article 34 authority to construct public housing, the VHA currently does not own or operate any conventional public housing.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				1,155			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 39 - Public Housing Condition

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

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

Discussion:

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

Introduction

According to the Point-in-Time homeless survey conducted in January 2014, there were 28 homeless persons in Vacaville. In 2014, the Cap Solano JPA and Housing First Solano identified 74 year-round beds dedicated to people who are homeless in Vacaville, consisting of 48 emergency shelter beds and 26 transitional housing beds.

Mission Solano is a local non-profit organization that provides coordinated care for homeless and potentially homeless in Solano County. Mission Solano hosts an emergency shelter and a transitional care facility. The Community Outreach Center Emergency Shelter provides immediate care for anyone in need. Any individual can get food, shelter, shower and clothing 24 hours a day, 7 days a week. The Bridge to Life Center is a long term transitional housing facility that provides holistic care to those experiencing dependency issues. Specific housing is available for veterans, single women and families.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	48	0	26	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:

Inventory and Sheltered Point in Time Count 2014

Data Source Comments: Solano County Housing Inventory and Sheltered Point in Time Count 2014

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

Opportunity House

In addition to providing food and shelter to homeless individuals and families, the shelter facility implements a three-step program that promotes self-sufficiency. By the time an individual moves to the third, and final, step of the program, they are employed, seeking affordable housing, have the knowledge to create and manage a budget, and have a savings fund, typically consisting of two or three paychecks. At this point, some individuals obtain their own housing, while others move into the shelter's transitional housing. The facility also offers youth programming through The Leaven.

Local churches

Local churches may also provide 1-2 nights of lodging assistance. Members of the Vacaville Christian Ministerial Association estimate local churches receive 20-25 requests per week for emergency shelter assistance. These organizations also provide resources for food and counseling services to address other issues facing homeless clientele.

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

Chronically homeless individuals and families:

Triage Center

Vacaville has formed a Homeless Roundtable, consisting of faith-based organizations, local social service providers and City staff to work together to address the obstacles the homeless face in obtaining services and reintegrating themselves into the community. The Homeless Roundtable is considering implementing a pilot triage center project that would intake homeless and people in need and direct them to available services in the City and County.

Transitional Housing/Housing First

The Housing First model is an approach to ending homelessness that centers on providing people experiencing homelessness with housing as quickly as possible – and then providing services as needed. This approach has the benefit of being consistent with what most people experiencing homelessness want and seek help to achieve. A subcommittee of the Vacaville Homeless Roundtable is considering a proposal for a non-profit agency to lease property at a highly subsidized rate to a faith-based organization to coordinate the provision of services and care.

Families with Children:

Opportunity House

Opportunity House is a 48-bed “emergency shelter” for the homeless that has been operational since 1992. The maximum length of stay is 90 days. The facility was relocated in October 2012, to provide better accessibility to local social services and increased occupancy from 24 beds to 48 in a 9,800 square-foot, two story building. Opportunity House plans to provide additional services such as more transitional and alternative housing, more supportive services, a mentoring program and volunteer programs.

Emergency Sheltering

To further meet the needs of the homeless and other persons in need, Housing Program H.3 – I 12 in the City of Vacaville Draft Housing Element 2015-2023 identifies that the City will continue the activation and operation of emergency cooling and warming centers at the City’s community centers during times of extreme weather. The City will also activate and operate emergency shelters during catastrophic events requiring emergency evacuations of City residents.

Vacaville Community Welfare Association (VCWA)

VCWA offers 1-2 nights lodging assistance in a local motel for those who are homeless and unable to get into a shelter using a combination of private donations (approximately \$2,000 per year) and Community Service Block Grant moneys (approximately \$9,000 per year). Assistance may also be given for prescription, gasoline, and food assistance. The City's Family Investigative Response Services Team (FIRST) administers this program on behalf of VCWA.

Unaccompanied youth:

The Vacaville Housing Authority (VHA) administers the Family Unification Program that provides up to 50 vouchers for former foster youth ages 18-21 who left foster care at age 16 or older and who lack adequate housing. The assistance provides housing subsidy on behalf of the participant and requires the participant to only 30% of the gross income towards their share of rent and utilities.

Veterans

The City of Vacaville has approved a Disposition, Development and Loan Agreement (DDLA) for development of new affordable housing on a 1.42 acre Housing Successor owned property. The project will include 41 new affordable apartments and will be offered in conjunction with Veteran’s Housing and Homelessness Prevention Program.

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

Introduction

Special needs groups include the elderly and frail elderly, persons with severe mental illness, persons with physical and/or developmental disabilities, persons with alcohol or other drug addiction, and persons living with HIV/AIDS. There is one or more organizations in Vacaville that address the needs of these special needs populations. However, due to the growing number of persons with special needs, gaps in capacity remain for housing and supportive services.

These supportive services include:

- North Bay Housing coalition
- Ryan White Aids Consortium of Solano County
- Caminar Solano
- Solano County Department of Health and Social Services
- Local Non-Profits and Community Churches

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

The North Bay Housing Coalition

The North Bay Housing Coalition's mission is to increase affordable housing for individuals with developmental disabilities and their families. The North Bay Housing Coalition's goal is that all persons with developmental disabilities will have the opportunity to create a living arrangement that allows them to live their best possible life.

Through grant funding, the Coalition holds living arrangement workshops, has reserved 14 units specifically for persons with developmental disabilities, publishes quarterly newsletters, establishes and maintains a website, and provides individualized, personal consultations with individuals and their support network to discuss future living arrangements. It also assists qualified individuals in moving towards homeownership and works closely with local housing authorities and other housing advocates to increase Section 8 rental housing and to participate in the Section 8 Homeownership program.

The Ryan White AIDS Consortium of Solano County

The Ryan White Consortium provides motel vouchers to people who have been diagnosed as HIV-positive and who have incomes below 80% of the local area median income and who are homeless, about to become homeless within one month, or in danger of losing their housing. The Consortium will pay up to \$1,600 per year on behalf of one participant. This program is funded through the HUD Housing Opportunities for People with AIDS (HOPWA).

Unfortunately, \$1,600 a year does not cover enough expense to allow those living with HIV/AIDS to live on their own. Even combined with Social Security Disability Income, there still remains a need for affordable housing options.

Local Churches

Three local churches provide free addiction recovery support programs to anyone in need. However, funding sources available for non-profits and faith-based organizations are primarily grant based and these organizations must deal with needs that far exceed their funding capacity.

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

Solano County Department of Health and Social Services (SCH&SS)

SCH&SS handles most of the services for Vacaville's special needs populations. A few of the services the Department provides include education, a primary care clinic, and mental health/alcohol/drug treatment services.

Caminar – Solano County Region

Caminar Solano offers an array of services that promote wellness and recovery for program participants who are persons with disabilities. As a city within Solano County, Vacaville residents are eligible to utilize Caminar Solano's services. Caminar Solano's psychosocial rehabilitation programs center on supported independent living, residential treatment and supported employment.

Caminar's housing programs offer alternatives for the disabled who are not homeless but need special supportive services. One of these is Gateway, a program that provides 30-day transitional housing support services and case management to individuals who are making the transition from higher levels of independent living. Another is Laurel Gardens, a housing project that provides permanent independent housing for low-income individuals with disabilities. Caminar provides personalized rehabilitation and support services to those individuals living at Laurel Gardens who have mental health problems.

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

The City will continue to support countywide efforts of providers of housing supportive services to special needs populations who are not homeless reach extremely low- and very low-income households.

Solano CAMINAR provides crisis shelter and case management services to people with extreme mental illness. CAMINAR's crisis facility is located in Fairfield, but as part of Solano County, Vacaville residents are eligible to receive services. The City staff provides referral information regarding this organization's services.

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

The Solano County Housing First Collaborative, which is a task force made up of representatives from local government agencies and other organizations throughout the County who work to expand the availability of services for persons who are homeless or who are about to become homeless; Solano CAMINAR, which provides crisis shelter and case management services to people with extreme mental illness; the North Bay Housing Coalition, which works to improve affordable housing opportunities for persons with developmental disabilities; Mission Solano which provides long-term residential treatment for homeless addicted men, women, and children; Opportunity House which operates the local highly structured and successful homeless program that provides a safe, secure, drug-free environment so that participants can stabilize their living situation and address barriers preventing them from achieving self-sufficiency, and the VHA Family Unification Program which maintains 50 housing vouchers for reuniting families and youth aging out of foster care homes, collaborate to meet the needs of those discharging from medical, foster care, mental health, and correction facilities.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

While rental rates and sales prices are market driven, public policies can also have an impact. Public policies affect directly and indirectly the cost of housing and the incentives to develop, maintain, and improve affordable housing within the City of Vacaville.

Tax Policies

As part of the 2011 Budget Act, and in order to protect funding for core public services at the local level, the Legislature approved the dissolution of the state's 400 plus RDAs. After a period of litigation, RDAs were officially dissolved as of February 1, 2012. As a result of the elimination of the RDAs, property tax revenues are now being used to pay required payments on existing bonds, other obligations, and pass-through payments to local governments. This action eliminated the Low and Moderate Income Housing Fund, created from 20% set aside of the tax increment collected in a project area to be used by the agency to increase, improve, and preserve the community's supply of affordable housing.

Zoning Ordinances

Vacaville's General Plan housing mix policy specifies that there should be the following "approximate" housing mix:

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

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

Building Codes

While building code requirements improve safety and energy efficiency in homes, modern codes make the construction of homes more costly than years ago. While following the California Building Code (CBC) may lead to increased costs of construction, reducing building code requirements may lead to long-term health and safety risks. This is an area where public policy does have an effect on providing affordable housing units, but not requiring the CBC would greatly affect health and safety.

The City of Vacaville 2015-2023 Housing Element estimates the rehabilitation needs, building code, and HQS violations for older homes constructed prior to 1980 in the CDBG target areas. 2,609 units constructed before 1980 were surveyed. Of the 2,609 units, 894 units required repairs costing under

\$20,000 to improve curb appeal of the unit. 922 units required repairs within three years to avoid structural damage. An additional 387 units required significant repairs to correct structural deficiencies; 17 units had extensive damage to the exterior and are categorized as having major structural deficiencies. Of the units surveyed, approximately 51% require rehabilitation.

Vacaville's 2010 CDBG target areas are defined as areas where at least 47.6% of households in that area are low and moderate-income. The survey results above indicate that over half of the housing units occupied by low- to moderate-income households are some stage of disrepair.

Fees and Charges

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

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

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

Introduction

The City of Vacaville is a regional center for Bio-Technology, pharmaceutical manufacturing, and aviation technology in Solano County. Major employers include California State Department of Corrections, Vacaville Unified School District, Kaiser Permanente, State Compensation Insurance Fund, Alza Corp, NorthBay Vaca Valley Hospital, Travis Credit Union, Mariani Packaging Co. Albertsons, Himes Nursery, Inc, and ICON Aircraft. While economic conditions in the area are fairly stable, like the rest of the State and country, Vacaville experienced the impact of the recession. Unemployment peaked at 9.4% in 2010 but with the economic recovery, service and retail sectors, like the Vacaville Premium outlets offering over 120 outlets stores and Nut Tree plaza, adding restaurants like Buffalo Wild Wings, Chipotle, Boudin's SF Bakery, and Buckhorn Steakhouse BBQ, have seen sales increase.

The major employment sectors within the City of Vacaville are: Retail Trade (5,067 jobs); Education and Health Care Services (3,698 jobs); Arts, Entertainment, Accommodations (3,166 jobs); and Manufacturing (2,885 jobs). The City of Vacaville has a shortage of qualified workers is in the Manufacturing and Retail Trade sectors. The Professional, Scientific, Management Services Sector accounts for 5% of all jobless workers.

The dissolution of Redevelopment for Vacaville has meant that the city is no longer able to offer the type of incentives to attract new business that it could before. Historically, the City of Vacaville has enjoyed a robust sales tax, property tax and job base; however, the Great Recession made it a challenge to maintain these important attributes of the community. Assessed property values were damaged by the economic crisis, and the City continues to experience sales tax leakage for certain types of retail goods.

To combat this, the Economic Development Incentive Program was introduced to:

- Increase municipal revenues to support City services;
- Minimize sales tax leakage by providing a broad cross-section and variety of retail uses;
- Increase amenities that support a quality living environment;
- Increase the production of high-paying jobs;
- Attract new regional development and,
- Support the initiation, development and growth of new local business.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	429	11	2	0	-2
Arts, Entertainment, Accommodations	3,322	3,166	14	15	1
Construction	1,924	1,190	8	6	-2
Education and Health Care Services	4,528	3,698	19	18	-1
Finance, Insurance, and Real Estate	1,644	1,128	7	5	-2
Information	502	273	2	1	-1
Manufacturing	2,556	2,885	10	14	4
Other Services	1,493	1,107	6	5	-1
Professional, Scientific, Management Services	2,013	710	8	3	-5
Public Administration	3	5	0	0	0
Retail Trade	3,845	5,067	16	25	9
Transportation and Warehousing	1,084	682	4	3	-1
Wholesale Trade	1,120	729	5	4	-1
Total	24,463	20,651	--	--	--

Table 41 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	43,009
Civilian Employed Population 16 years and over	39,574
Unemployment Rate	7.99
Unemployment Rate for Ages 16-24	20.32
Unemployment Rate for Ages 25-65	4.41

Table 42 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	8,275
Farming, fisheries and forestry occupations	1,651
Service	4,467
Sales and office	9,940
Construction, extraction, maintenance and repair	3,924
Production, transportation and material moving	2,335

Table 43 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	23,836	62%
30-59 Minutes	10,088	26%
60 or More Minutes	4,648	12%
Total	38,572	100%

Table 44 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,466	272	3,941
High school graduate (includes equivalency)	6,459	841	5,092
Some college or Associate's degree	14,637	929	5,492

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	9,355	283	1,706

Table 45 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	109	731	675	1,014	690
9th to 12th grade, no diploma	1,283	1,023	1,678	1,558	1,117
High school graduate, GED, or alternative	2,563	3,311	3,345	5,825	2,919
Some college, no degree	3,552	3,947	4,105	7,716	2,290
Associate's degree	558	1,283	1,480	3,276	774
Bachelor's degree	437	2,098	2,260	3,992	827
Graduate or professional degree	20	485	1,026	1,899	650

Table 46 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,922
High school graduate (includes equivalency)	35,656
Some college or Associate's degree	47,086
Bachelor's degree	63,244
Graduate or professional degree	74,407

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

The major employment sectors within the City of Vacaville are: Retail Trade (5,067 jobs); Education and Health Care Services (3,698 jobs); Arts, Entertainment, Accommodations (3,166 jobs); and Manufacturing (2,885 jobs).

Describe the workforce and infrastructure needs of the business community:

The workforce needs of the business community for each sector are for well educated, motivated, healthy, skilled, trainable locally mobile, multi-talented employees. Each sector's job needs include job readiness, job preparedness of employees with post secondary education, and competence in basic and technical skills.

The business community's infrastructure needs are access to water and sewer services through the Vacaville Public Works and Utilities Departments, entertainment venues and cultural attractions, improvement of hospitality services such as hotels and fine dining establishments, good schools, affordable housing for their workforce, and access to post secondary colleges and universities.

Further needs were identified in a 2007 economic summit of over 150 business, government, education and community service leaders and include:

- Targeting of non-traditional students by technical schools
- Coordination of information and resources for potential and current small business owners
- Collaboration by local governments to provide information on city and county zoning and permitting process to potential and small business owners
- Development of a healthy downtown

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

Redevelopment was a process created by the State of California to assist city government in eliminating blight from a designated area and to achieve desired development, reconstruction, and rehabilitation. Redevelopment included, but was not limited to: residential, commercial, industrial, and retail development and was accomplished through capture of property tax increases from new development within the two redevelopment areas in Vacaville. Additionally, twenty percent of all property tax amounts collected were required to be used for creating, improving, or preserving affordable housing.

Since the creation of the redevelopment areas in 1982 and 1983, the Vacaville Redevelopment Agency was able to breathe new life into deteriorated areas plagued by social, physical, environmental, and/or economic conditions that were barriers to new investment. Redevelopment projects brought jobs, homebuyers as well as increased property and sales tax revenues to Vacaville which in turn improved the community's quality of life. Key projects included:

- Revitalization of the Downtown
- Town Square Library and Senior Center
- Basic Food Site Development
- Genentech

- Nut Tree Shopping Center
- Ulatis Cultural Center
- Police Building
- Infrastructure improvements: overpasses, street widening, and sewer and water line upgrades

The dissolution of Redevelopment for Vacaville has meant that the city is no longer able to offer the type of incentives to attract new business that it could before. Historically, the City of Vacaville has enjoyed a robust sales tax, property tax and job base; however, the Great Recession made it a challenge to maintain these important attributes of the community. Assessed property values were damaged by the economic crisis, and the City continues to experience sales tax leakage for certain types of retail goods.

As a result, the City has developed the Economic Development Incentive Program (EDIP). The EDIP is designed to stimulate private sector investment in Vacaville with the goal of retaining and growing the tax structure and jobs that are essential to maintaining a high quality of life for residents and businesses.

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

Vacaville is in close proximity to numerous world-class educational institutions that provide a large pool of well-trained and educated workers. UC Berkeley is 1 hour west, UC Davis is 18 miles east, and California State University, Sacramento is 40 minutes east. Nearby private schools include St. Mary’s College, Solano Community College, and ITT Technical Institute. The California Maritime Academy in nearby Vallejo trains engineers to operate everything from power plants to manufacturing facilities.

According to the 2007-2011 ACS, 72.88% of Vacaville’s employed civilian workforce (23,992 Workers) have some degree of college education or higher, including an Associate’s degree, Bachelor’s degree, or Graduate/Professional degree. While many of the occupational sectors in Vacaville are experiencing some shortage of available jobs, the Professional, Scientific, Management Services Sector, which usually requires some degree of college education or higher, seems to be experiencing shortages at a greater rate, accounting for 5% of all jobless workers.

Where the City of Vacaville has a shortage of qualified workers is in the Manufacturing and Retail Trade sectors. These sectors account for 14% and 25% of the available jobs in Vacaville respectively with only 10% and 16% of Vacaville’s workforce occupying these jobs. Together, these two sectors account for 13% of jobs available in Vacaville.

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

ICON is a start-up company that is preparing to enter the light sport aircraft market that opened up in 2004 after the FAA adopted a new category of licensing for recreational pilots. Sport pilots are allowed to fly only during the day, in good weather and in uncontrolled airspace. The aircraft they are allowed to operate must be smaller, slower and less complicated than a regular airplane.

Solano Community College's aviation program at the Nut Tree airport in Vacaville will become paramount to providing training for ICON employees as well as skilled workers for the company from its pool of program graduates. This provides a unique opportunity for low- and moderate- income persons in Vacaville. Solano Community College campus located in Vacaville combined with the low cost of the classes and programs offered make it an affordable option to learn the technical skills needed to obtain employment in this field and support the City of Vacaville's overall commitment of improving the quality of life for its residents.

The Solano County Workforce Investment Board (WIB) offers two programs to support workforce training. The Job Search Pathways and Career Training Connect Programs offer job leads and networking opportunities, custom job search plans, resume and interview assistance, development and definition of job/career goals, and job placement and coaching.

The WIB Job Search Pathways and Career Training Connect Programs are a resource for families to become self-sufficient. The Vacaville Housing Authority requires all families participating in its Family Self-Sufficiency (FSS) program to participate in one of the WIB programs to work towards full-time employment, one of the requirements of the FSS program.

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

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

The Economic Development Incentive Program, as introduced above, is consistent with the following goals of the Vacaville Economic Vitality Strategy:

- Increase municipal revenues to support City services;
- Minimize sales tax leakage by providing a broad cross-section and variety of retail uses;
- Increase amenities that support a quality living environment;
- Increase the production of high-paying jobs;
- Attract new regional development and,
- Support the initiation, development and growth of new local business.

It is not the intent of this program to divert dollars from other communities. In compliance with Government Code sections 53084 and 53084.5, such incentives may not be offered to businesses that relocate their business from another city to Vacaville. The program is also not intended to be used to relocate a business from one location to another within the City. When applying the program, the City must determine that the incentive is not a gift of public funds, and specific findings must be made.

Therefore, the City Council must find that the incentives under this policy will advance the public welfare and provide adequate consideration in return to the City as follows:

- The net financial benefit to the public will exceed the value of the incentives provided;
- The new business or residential project will provide a direct public benefit through the provision of high-paying jobs, the generation of sales, property and/or transient occupancy taxes, or other benefits to the City;
- The incentives represent a partial return of revenues or fees that will be realized once the project is completed, such that the incentives will not impact the City's current General Fund balance as the incentives will be based on future, additional revenues to the General Fund.

Retail Incentive Program

The purpose of the Retail Incentive Program is to attract "unique businesses" to leverage the strengths of the City's retail areas with public sector support. This program is meant to attract new investment dollars by retailers that are not currently serving the area. This program is intended to use sales tax rebate as the incentive.

Office and Industrial Incentive Program

The purpose of the Office and Industrial Incentive Program is to support and enhance the City's economic development efforts relative to attracting new businesses and creating jobs in the community. This program is intended to provide financial incentives to eligible developer-owners, prospective tenants, or tenant representatives for clients looking to locate or expand in the City's office or industrial areas. If the application is for an expansion of existing facilities, the expansion will be considered for the eligibility and threshold amounts and not the existing part of the business.

MA-50 Needs and Market Analysis Discussion

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

The definition of concentration used by the City of Vacaville comes from the City's recently completed Analysis of Impediments to Fair Housing Choice Report. A concentration means that a census tract experiences multiple housing problems at 10% or higher than the city wide percentage (explained in further detail below pertaining to racial/ethnic concentration).

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

The definition of concentration used by the City of Vacaville comes from the City's recently completed Analysis of Impediments to Fair Housing Choice Report. A concentration means that a census tract experiences multiple housing problems at 10% or higher than the city wide percentage (explained in further detail below pertaining to racial/ethnic concentration).

Hispanic

The percentage of households identifying as Hispanic in a block group area ranged from 6.18 percent to 69.25 percent. The citywide percentage for Hispanic was 22.9 percent. There were 9 block group areas in the city that had a concentration of Hispanic households:

- Census Tract 2535.01Block Group 1Block Group 2
- Census Tract 2531.05Block Group 1Block Group 4
- Census Tract 2531.07Block Group 3
- Census Tract 2532.03Block Group 1
- Census Tract 2532.04Block Group 4Block Group 5
- Census Tract 2532.05Block Group 3

Asian

The percentage of households identifying as Asian in a block group area ranged from 0.58 to 17.86 percent. The citywide percentage for Asian was 6.1 percent. There was 1 block group areas in the city that had a concentration of Asian households:

- Census Tract 2529.05
- Block Group 2

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

These census tracts typically have a lack of shopping opportunities, depressed housing values, a larger percentage of rental housing, housing needing rehabilitation, few job opportunities and households

with lower incomes. Generally speaking, there is a lack of variety in commercial areas with a larger number of convenience stores, service based businesses (Barbershops, doctor's offices, etc.) and fast food located within the areas of household problems and racial concentration.

Within these areas, smaller rental buildings and homes are more common when compared to other areas of Vacaville with larger, 2-story family homes with larger lots and larger gated apartment communities. The housing stock is typically older and may be in need of rehabilitation and repairs.

Are there any community assets in these areas/neighborhoods?

The Core Target Area contains the majority of the City of Vacaville's public service programs and public facilities. The Core Target Area contains the Vacaville Social Service Center which houses the Housing Services Department and several public service programs that service low to moderate income households including a home visiting program, domestic violence and chemical dependency counseling services, and food pantry.

The William J. Carroll building operated by Solano County Health and Social Services Department is located in the heart of the Core Target Area. Services offered there are Employment and Eligibility services.

The Trower and Mariposa Centers are also located in the Core Target Area and house the Vacaville Neighborhood Boys and Girls Club, Childstart, and The Father's House afterschool care program.

The Opportunity House, Vacaville's only homeless facility, is located in the Core Target Area and provides space for The Leaven tutoring program as well as support services to homeless residents.

Are there other strategic opportunities in any of these areas?

The City of Vacaville has plans to construct a Multi-Purpose recreational facility next to the William J. Carroll county building. The facility will provide a one-stop location in the heart of the Core Target Area for low- to moderate-income households to take advantage of a variety of services including low to no cost childcare, indoor recreational activities, public benefit programs, and food assistance.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan presents the priority needs and goals determined through consultation with the public, City departments, and service providers. This section will guide the City of Vacaville's allocation of Community Development Block Grant funding during the 2015-2020 planning period. Unmet needs are much greater than the public and private resources expected to be available over the next five years. Therefore, the strategies and benchmarks in this plan are based upon federal, state, local, and private resources currently available and reasonably expected to be available during the next five years.

After reviewing 2006-2010 American Community Surveys data, HUD has designated Vacaville as a CDBG "exception grantee" for 2014 area benefit activities. Vacaville's exception threshold, when considering the minimum percentage of low and moderate-income persons that must reside in the service area of an area benefit activity for the activity to be assisted with CDBG funds, is 50.40%. Vacaville has 18 Census Tract/Block Group that falls within the exception threshold.

The City of Vacaville goals for the 2015-2020 period focus on a number of identified priority needs and has targeted available resources toward several specific goals that are designed to address those needs. These needs include:

- To provide programs and activities which benefit at least 70% low- and moderate-income residents and assist in the elimination of slums and blight in target neighborhoods.
- To prevent or reduce deterioration in target neighborhoods and improve inadequate public infrastructure.
- To assist organizations who provide food, shelter, health care, clothing, education services, crisis counseling, and job development to low or moderate-income persons.
- To establish and operate neighborhood facilities in target neighborhoods to encourage and provide social, health, leadership, empowerment, and recreational activities for low and moderate-income families, seniors, and disabled persons.
- To eliminate discrimination in the rental or sale of homes and provide housing counseling to low and moderate-income persons.
- To encourage homeownership opportunities for low and moderate-income families.

The goals developed by the City of Vacaville to address the needs identified during this Consolidated Planning Period include:

- Providing Homeownership Assistance
- Planning and Administration of affordable housing activities
- Improving neighborhood facilities and infrastructure; and

- Supporting public services

These goals primarily focus on helping residents maintain and improve their quality of life in the City of Vacaville. To this end, the City of Vacaville will continue to support successful projects and programs that meet the needs of low and moderate income residents. Projects selected for funding in the five year period will be managed as efficiently as possible in order to address a wide range of issues that exist in the City of Vacaville.

The City of Vacaville anticipates using funding from the Community Development Block Program, CalHOME Program, Housing Counseling Grants, Low Income Housing Asset Fund, and Housing Choice Voucher (Section 8) programs in accomplishing the goals developed for the Strategic Plan.

The Strategic Plan identifies market conditions that may influence the production of new affordable housing units, the rehabilitation of existing affordable housing units, and the acquisition and preservation of affordable housing units.

The Strategic Plan outlines the City of Vacaville's institutional delivery system its strengths, like its engaged community and elected officials as well as knowledgeable staff responsible for implementation of the plan, and the gaps it faces primarily related to funding.

The Strategic Plan lists barriers to affordable housing as identified in the City of Vacaville's Analysis of Impediments to Fair Housing Choice. Barriers identified in the Housing Element including state and county tax policies, local zoning ordinances, and development impact fees that may affect the future development of affordable housing as well as building code enforcement that tends to be more impactful for households in higher concentrated low-income areas that consist of older and more affected housing stock will also be listed along with both reports' recommendations to remove these barriers.

The City of Vacaville is one of the seven cities, along with the County of Solano, that comprise the Community Action Partnership of Solano, Joint Powers Authority known as CAP Solano JPA. The City of Vacaville is also an active board member of Housing First Solano and CAP Solano JPA. In September of 2014, the City formed the Homeless Round Table to coordinate projects, service delivery and to establish a base for coordinating tracking of resources available to the homeless. The Strategic Plan will outline the role the City of Vacaville will continue to play within these organizations to address homelessness.

The Strategic Plan includes housing programs the City of Vacaville operates that address the issue of lead-based paint. These programs are the Section 8 Housing Choice Voucher Rental Assistance Program and the CalHOME Down Payment Assistance Program.

Extremely low- and very low-income households are often challenged by a lack of needed social services, employment opportunities, affordable childcare and job-training programs. The City of Vacaville attempts to address anti-poverty issues by assisting households reach self-sufficiency and by implementing comprehensive neighborhood revitalization.

The City of Vacaville regularly conducts monitoring reviews to assess program effectiveness. The CAPER, Financial Audits, Monitoring Sub-Recipients, and Davis-Bacon compliance are part of an ongoing effort to ensure compliance with federal, state and local regulations and policies, including the Consolidated Plan.

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

Geographic Area

Table 48 - Geographic Priority Areas

1	Area Name:	Core Target Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	

<p>Identify the neighborhood boundaries for this target area.</p>	<p>This target area reflects a consolidation of parts of the former Acacia, Fairmont, and Core Target Areas. The boundaries of the new Core target area are as follows: Beginning at Markham Avenue and Brown Street, west and then southeast on Markham Avenue to Monte Vista Avenue; Monte Vista Avenue west Stinson Ave; Stinson Ave north to Fruitvale Ave; Fruitvale Ave west to N. Orchard Ave; N. Orchard Ave south and continue on S. Orchard to Buck Ave; Buck Ave east to West Street; West Street south to Merchant Ave; Merchant Ave southwest to I-80; Continue northeast and parallel to Interstate 80 to Elmira Road; Elmira Road southeast to Shasta Drive; Shasta Drive south then southwest to Berryessa Drive; Berryessa drive southeast then south to Marshall Rd; Marshall Rd west to Tulare Drive; Tulare Drive south to Alamo Creek ; Alamo Creek east to Woodhaven Drive; Woodhaven Drive southeast to Bel Air Drive; Bel Air Drive south to Alamo Drive; Alamo Drive east to Nut Tree Rd; Nut Tree Rd northeast to Marshall rd; Marshall Rd west to Royal Oaks Drive; Continue west on Royal Oaks Drive and the boarder between Harbison Drive and Helen Power rd to I-80; Continue southwest and parallel to I-80 to Browns Valley Parkway; Browns Valley Parkway northwest to Brown Street; Brown Street south to Markham Avenue (Census Tract 2531.05, Block Group 1, Census Tract 2531.01, Block Groups 1, 2, and 4, Census Tract 2532.04, Block Groups 4 and 5, and Census Tract 2521.05, Block Group 3). Approximately 73.98% of all households in this target area have incomes less than 80% of area median income.</p>
<p>Include specific housing and commercial characteristics of this target area.</p>	<p>The Core target Area encompasses many of the older single-family homes and apartment complexes that tend to house the low- and moderate-income population. This area also includes the Downtown Area as well as many of the City's social services providers.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The Community Needs Assessment Survey identified crime awareness and prevention, graffiti/trash removal, and affordable rental housing, among other issues, as priorities for the CDBG program. This area experiences many of the issues identified as priorities in the survey.</p>

	Identify the needs in this target area.	The needs in this target area are youth centers, parks and recreational facilities, domestic violence services, accessibility improvement, substance abuse and mental health services, youth program, affordable housing, homelessness housing and services, and special needs housing and services.
	What are the opportunities for improvement in this target area?	The opportunities for this area are to create safe neighborhoods, providing necessary services for area residents, reduced crime, increased employment and economic opportunities and improved infrastructure and housing. This target area also includes all the block groups identified as having a concentration of Hispanic population. Providing services and information in Spanish will provide access for persons of Limited English Proficiency.
	Are there barriers to improvement in this target area?	Barriers include lack of resources for low-income residents. Private and Public funding separately is not enough to make all of the necessary infrastructure and housing improvements and/or provide necessary services to the residents of the area. The problem of uninformed landlords tends to create additional barriers to quality, affordable housing. Aged residential buildings require significant resources to rehabilitate them and create a larger challenge of providing suitable housing for low-income residents.
2	Area Name:	Leisure Town Target Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	

	Identify the neighborhood boundaries for this target area.	The boundaries of the target area are: Beginning at I-80 at Leisure Town Road, south along Leisure Town Road to Yellowstone Drive; Yellowstone Drive southwest to Nut Tree Road; Nut Tree Road north to I-80 at Orange Drive; I-80 at Orange Drive parallel and northeaster along I-80 until Leisure Town Road (Census Tract 2911.11, Block Groups 1, 2, and 4). Approximately 64.21% of all households in this target area earn less than 80% of area median income.
	Include specific housing and commercial characteristics of this target area.	This area includes Leisure Town, an area of smaller, single-story single family residences with an age restriction of 55-years or older along with two of the City's Senior Apartment Complexes.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The Community Needs Assessment Survey identified affordable rental housing, among other issues, as priorities for the CDBG program. This area experiences many of the issues identified as priorities in the survey.
	Identify the needs in this target area.	The needs in this target area are public services for seniors and affordable housing.
	What are the opportunities for improvement in this target area?	The opportunities for this area are to create affordable housing and increase public and paratransit transportation.
	Are there barriers to improvement in this target area?	Barriers include lack of resources for low-income residents. The problem of uninformed landlords tends to create additional barriers to quality, affordable housing. Aged residential buildings require significant resources to rehabilitate them and create a larger challenge of providing suitable housing for low-income residents.
3	Area Name:	Mariposa Target Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	

<p>Identify the neighborhood boundaries for this target area.</p>	<p>The boundaries of this target area are: Beginning at Davis Street and Alonzo Rd east to Marshall Rd; Marshall Rd northeast to Peabody rd; Peabody Rd south to Alamo Drive; Alamo drive west then northwest to I-80; Continue west parallel to I-80 to Alamo Creek; Alamo Creek south to California Drive; California Drive south to Alamo Lane; Alamo Lane northeast to Alamo Drive (Census Tract 2531.07 Block Groups 3 and 4, and Census Tract 2531.08 Block Group 3). Approximately 62.37% of all households in this target area earn less than 80% of area median income.</p>
<p>Include specific housing and commercial characteristics of this target area.</p>	<p>This area includes residential single-family homes and apartment complexes. It also includes the Mariposa Center that hosts ChildStart and The Father’s House youth programs.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The Community Needs Assessment Survey identified crime awareness and prevention, youth programs, and affordable rental housing, among other issues, as priorities for the CDBG program. This area experiences many of the issues identified as priorities in the survey.</p>
<p>Identify the needs in this target area.</p>	<p>The needs in this target area are youth centers, parks and recreational facilities, youth program, and affordable housing.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>The opportunities for this area are to create safe neighborhoods, providing necessary services for area residents, reduced crime, increased employment and economic opportunities and improved infrastructure and housing.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>Barriers include lack of resources for low-income residents. Private and Public funding separately is not enough to make all of the necessary infrastructure and housing improvements and/or provide necessary services to the residents of the area. The problem of uninformed landlords tends to create additional barriers to quality, affordable housing. Aged residential buildings require significant resources to rehabilitate them and create a larger challenge of providing suitable housing for low-income residents.</p>

General Allocation Priorities

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

After reviewing 2006-2010 American Community Surveys data, HUD has designated Vacaville as a CDBG “exception grantee” for 2014 area benefit activities. These exceptions generally occur in communities where there are few areas in which 51% of the residents are low and moderate-income (HUD’s normal required percentage for area benefit activities). Vacaville’s exception threshold when considering the minimum percentage of low and moderate-income persons that must reside in the service area of an area benefit activity for the activity to be assisted with CDBG funds is 50.40%. Vacaville has 18 Census Tract/Block Group that falls within the exception threshold.

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

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Housing - Special Needs
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Core Target Area Leisure Town Target Area Mariposa Target Area
	Associated Goals	Affordable Housing
	Description	Special Needs housing (Accessible, Elderly, Veterans, Domestic Violence, etc)
	Basis for Relative Priority	Housing needs were determined through input from the community needs assessment survey, agency and stakeholder consultation, staff consultation.
2	Priority Need Name	Public Facility - Community Center
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	Core Target Area
	Associated Goals	Improving Public Facilities and Infrastructure
	Description	Community Centers
	Basis for Relative Priority	Housing needs were determined through input from the community needs assessment survey, agency and stakeholder consultation, staff consultation.
3	Priority Need Name	Public Facility - Parks and Recreation
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Non-housing Community Development
	Geographic Areas Affected	Core Target Area
	Associated Goals	Improving Public Facilities and Infrastructure
	Description	Park and Recreation Facility
	Basis for Relative Priority	Housing needs were determined through input from the community needs assessment survey, agency and stakeholder consultation, staff consultation.
4	Priority Need Name	Housing - Homeownership Assistance
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Homeownership Assistance
	Description	Down Payment Assistance Program
	Basis for Relative Priority	Housing needs were determined through input from the community needs assessment survey, agency and stakeholder consultation, staff consultation.
5	Priority Need Name	Public Service - Housing Counseling
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Homeownership Assistance
	Description	Housing Counseling Services for First Time Home Buyers
	Basis for Relative Priority	Housing needs were determined through input from the community needs assessment survey, agency and stakeholder consultation, staff consultation.
6	Priority Need Name	Public Facility - Youth
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	Core Target Area Mariposa Target Area

	Associated Goals	Improving Public Facilities and Infrastructure
	Description	Youth Center
	Basis for Relative Priority	Housing needs were determined through input from the community needs assessment survey, agency and stakeholder consultation, staff consultation.
7	Priority Need Name	Public Facility - Child Care
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Non-housing Community Development
	Geographic Areas Affected	Core Target Area
	Associated Goals	Improving Public Facilities and Infrastructure
	Description	Child Care Center
	Basis for Relative Priority	Housing needs were determined through input from the community needs assessment survey, agency and stakeholder consultation, staff consultation.
8	Priority Need Name	Housing - Rental
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	Core Target Area Leisure Town Target Area Mariposa Target Area
	Associated Goals	Affordable Housing
	Description	Affordable Rental Housing
	Basis for Relative Priority	Housing needs were determined through input from the community needs assessment survey, agency and stakeholder consultation, staff consultation.

9	Priority Need Name	Special Needs - Accessibility
	Priority Level	High
	Population	Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	Core Target Area
	Associated Goals	Improving Public Facilities and Infastructure
	Description	Accessibility Improvements
	Basis for Relative Priority	Housing needs were determined through input from the community needs assessment survey, agency and stakeholder consultation, staff consultation.
10	Priority Need Name	Public Facility - Senior
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Elderly Frail Elderly
	Geographic Areas Affected	Core Target Area
	Associated Goals	Improving Public Facilities and Infastructure
	Description	Senior Centers
	Basis for Relative Priority	Housing needs were determined through input from the community needs assessment survey, agency and stakeholder consultation, staff consultation
11	Priority Need Name	Housing - Homeless
	Priority Level	High

	Population	Extremely Low Low Moderate Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans
	Geographic Areas Affected	
	Associated Goals	Affordable Housing
	Description	Housing for the Homeless (Shelters, Transitional, Supportive Services, etc)
	Basis for Relative Priority	Housing needs were determined through input from the community needs assessment survey, agency and stakeholder consultation, staff consultation.
12	Priority Need Name	Public Service - Youth
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Non-housing Community Development
	Geographic Areas Affected	Core Target Area Mariposa Target Area
	Associated Goals	Support Public Services
	Description	Youth Activities
	Basis for Relative Priority	Housing needs were determined through input from the community needs assessment survey, agency and stakeholder consultation, staff consultation.
13	Priority Need Name	Public Service - Health / Mental Health
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Mentally Ill Persons with Mental Disabilities Non-housing Community Development
	Geographic Areas Affected	Core Target Area Mariposa Target Area
	Associated Goals	
	Description	Health / Mental Health Services
	Basis for Relative Priority	Housing needs were determined through input from the community needs assessment survey, agency and stakeholder consultation, staff consultation.
14	Priority Need Name	Public Service - Senior
	Priority Level	Low
	Population	Extremely Low Low Moderate Elderly Elderly Frail Elderly Non-housing Community Development
	Geographic Areas Affected	Leisure Town Target Area
	Associated Goals	
	Description	Senior Activities
	Basis for Relative Priority	Housing needs were determined through input from the community needs assessment survey, agency and stakeholder consultation, staff consultation.
15	Priority Need Name	Special Needs - Domestic Violence
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	
	Description	Domesic Violence Services
	Basis for Relative Priority	Housing needs were determined through input from the community needs assessment survey, agency and stakeholder consultation, staff consultation.
16	Priority Need Name	Special Needs - Substance Abuse
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Alcohol or Other Addictions Non-housing Community Development
	Geographic Areas Affected	Core Target Area
	Associated Goals	
	Description	Substance Abuse Services
	Basis for Relative Priority	Housing needs were determined through input from the community needs assessment survey, agency and stakeholder consultation, staff consultation.
17	Priority Need Name	Special Needs - Homeless
	Priority Level	Low

	Population	Extremely Low Low Moderate Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	
	Description	Homeless Supportive Services
	Basis for Relative Priority	Housing needs were determined through input from the community needs assessment survey, agency and stakeholder consultation, staff consultation.
18	Priority Need Name	Special Needs - Crime
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	
	Description	Crime Awareness and Prevention
	Basis for Relative Priority	Housing needs were determined through input from the community needs assessment survey, agency and stakeholder consultation, staff consultation.
19	Priority Need Name	Neighborhood Services - Graffiti
	Priority Level	Low
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	
	Description	Graffiti / Trash Removal
	Basis for Relative Priority	Housing needs were determined through input from the community needs assessment survey, agency and stakeholder consultation, staff consultation.

20	Priority Need Name	Neighborhood Services - Employment Training
	Priority Level	Low
	Population	Extremely Low Low Moderate Elderly Elderly Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	
	Description	Employment Training Services for the Elderly
	Basis for Relative Priority	Housing needs were determined through input from the community needs assessment survey, agency and stakeholder consultation, staff consultation.

Narrative (Optional)

Priority needs were identified through a needs assessment survey and public hearing. The needs assessment survey was administered to targeted community members March and April 2015. The survey questions covered housing, homeless, special needs, public facilities, and public service. A public hearing was held on May 12, 2015.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	No Funds Available
TBRA for Non-Homeless Special Needs	No Funds Available
New Unit Production	<p>According to HUD’s State of the Cities Data System, the City of Vacaville issued a total of 936 residential building permits between 2010 and 2014, only 222 of which (23.7%) were for multi-family structures. This structure is for 222 units is a high-end development offering corporate furnished housing and is not an option for low- to moderate-income residents.</p> <p>The City of Vacaville has 1,043 units of subsidized below market-rate housing, and 274 units are at risk of conversion to market-rent status within the next ten years (2015 – 2025).</p>
Rehabilitation	<p>The City of Vacaville 2015-2023 Housing Element estimates the rehabilitation needs, building code, and HQS violations for older homes constructed prior to 1980 in the CDBG target areas. 2,609 units constructed before 1980 were surveyed. Of the 2,609 units, 894 units required repairs costing under \$20,000 to improve curb appeal of the unit. 922 units required repairs within three years to avoid structural damage. An additional 387 units required significant repairs to correct structural deficiencies; 17 units had extensive damage to the exterior and are categorized as having major structural deficiencies. Of the units surveyed, approximately 51% require rehabilitation.</p> <p>In 2007, using Agency Low Income Housing Set-Aside funds and taxable bonds monies in the amount of \$18 million, the former City of Vacaville Redevelopment Agency (Agency) acquired market-rate multi-family residential complexes along Callen Street, Bennett Hill Drive, and Bennett Hill Court: 17 four-plexes, three duplexes, and one eight-plex. The goal of these acquisitions is to provide comprehensive neighborhood revitalization through rehabilitation of these units for affordable housing.</p>
Acquisition, including preservation	<p>The City of Vacaville has 1,043 units of subsidized below market-rate housing, and 274 units are at risk of conversion to market-rent status within the next ten years (2015 – 2025). The complexes at risk are Quail Run (60 units), Vaca Gables (65 units), Hillside Seniors (15 units), and Vacaville Depot (134 units).</p>

Table 50 – Influence of Market Conditions

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

Introduction

The anticipated resources section of the strategic plan describes the City of Vacaville’s financial resources for the duration of the 2015-2020 Consolidated Plan. The financial resources listed are not all encompassing but serve to illustrate the City’s ability to use federal and local funding to address the priority needs and goals put forth in this plan. The funds are anticipated to be utilized by various regional and local government entities as well as the service providers which serve Vacaville and include:

- CDBG Funds
- CalHOME Grant Funds
- HUD Housing Counseling Grant Funds
- Low Income Housing Assets Funds
- Housing Choice Voucher Program (Section 8) Funds

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	431,032	0	138,779	569,811	1,293,096	Community Development Block Grant

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
LIHTC	public - federal	Acquisition Housing Other	810,000	0	0	810,000	3,240,000	Low Income Housing Asset Fund (\$3,800,000 from SERAF payment and \$50,000 in annual monitoring fees)
Section 8	public - federal	Housing	8,700,000	0	0	8,700,000	34,800,000	Housing Choice Voucher (Section 8) Program
Other	public - federal	Housing	50,000	0	0	50,000	100,000	Anticipated award form HUD for operation of the f Vacaville Housing Counseling Center. Award amount based on previous award years.
Other	public - state	Housing	804,365	0	0	804,365	1,504,365	Down payment assistance for low/moderate income households

Table 51 - Anticipated Resources

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

Federal funding will leverage private, state and local funds by enabling the City of Vacaville to serve those with the greatest need at the highest capacity. Additionally, federal funds will serve as gap financing for City programs or service providers applications that require additional funding in order to have their program, project, or service come to fruition. The grant money provided by HUD will allow organizations and the City to successfully meet the needs of the community's most vulnerable members.

CDBG funds are planned to be leveraged with City gas tax funds, specifically created for improving ADA dedicated right of ways for the construction and ADA improvement on Merchant Street and other areas of the City identified by the ADA Advisory Committee. The Brown Street Multi-purpose Facility is planned to dedicate a Section 108 loan to the construction of the facility, and pending results from the Brown

Street Multipurpose Facility feasibility study, the project hopes to identify other sources of funding to leverage for the development of the project.

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

The City of Vacaville owns an 8.4-acre site, donated by the developer of the Alamo Place Subdivision. In 2004, a 93-unit affordable apartment and town home project was approved for the site. The project approval lapsed and the non-profit developer is no longer involved in the project. The site has been zoned to Medium Density. The City shall pursue development of this property and other appropriate sites.

Between 2006 and 2012, the City of Vacaville's former Redevelopment Agency acquired market-rate multi-family residential duplexes and four-plexes for a total of 86 apartment units along Callen Street, Bennett Hill Drive, and Bennett Hill Court in order to convert the properties to affordable rental units. Following the dissolution of redevelopment on April 13, 2013, the Department of Finance (DOF) authorized the City, as Housing Successor, to access \$6.2 million of the 2006 Affordable Housing Bond proceeds for the purpose of developing affordable housing. The City is utilizing these funds to work with a for-profit/non-profit partnership on a two-phase project of rehabilitation and new construction, which will result in the production of 130 affordable rental units with affordability rates at 30 to 60 percent of area median income.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Vacaville Housing Authority	PHA	Rental	Jurisdiction
Vacaville Community Welfare Association	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Vacaville Community Housing, Inc	Non-profit organizations	Rental	Jurisdiction
Vacaville Housing Counseling Center	Other	Non-homeless special needs public services	Jurisdiction
Community Action Partnership of Solano, JPA	Non-profit organizations	Homelessness	Region
Solano County Health and Social Services Department	Government	Non-homeless special needs public services	Region
Caminar Solano County	Non-profit organizations	Homelessness	Region
North Bay Housing Coalition	Non-profit organizations	Non-homeless special needs public services	Region
VACAVILLE NEIGHBORHOOD BOYS & GIRLS CLUB	Non-profit organizations	Non-homeless special needs public facilities public services	Jurisdiction
The Leaven	Community/Faith-based organization	Non-homeless special needs public facilities public services	Jurisdiction

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Vacaville’s Department of Housing Services is the entity responsible for managing the federal grant funding afforded to it through HUD. One of the strengths of the Department of Housing Services is its staff and their knowledge of the federal grant system. Staff is well versed in the rules and regulations

pertaining to the CDBG, HOME, and other programs. The knowledge possessed by City staff affords them the ability to ensure compliance and enables the staff to spend their time efficiently allocating funds to community programs and organizations. Additionally, HUD’s audits of the City’s grants programs have all been favorable.

The City of Vacaville’s institutional delivery system also possesses strength in its engaged community and elected officials. The City’s Manager and Mayor actively participate in community functions and encourage citizen participation at all levels of government. Vacaville prides itself in the transparency of the governmental process and looks to its citizenry for input and support.

A large number of organizations provide services to the City’s low and moderate income residents in the areas of health, housing, education, employment, and many others. The nonprofit service providers strive to work in tandem with one another by participating in the City’s various roundtables and ad-hoc committees to create a web of services so as not to allow someone to fall through.

Gaps in Vacaville’s institutional delivery system relate primarily to funding. The reduction in federal funding to programs like CDBG has resulted in a strain on the City’s ability to fund more of these programs. Additionally, the reduction in federal funding ultimately impacts the nonprofit service providers reliant upon those funds to serve their focus populations. The current economic climate also limits the amount of private funding sources available to nonprofit service providers.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		

Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X		
Transportation			
Other			
Heating and Cooling Centers	X		

Table 53 - Homeless Prevention Services Summary

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

The recent expansion and relocation of Opportunity House was made possible through the Housing Services Department’s work with Vacaville Community Housing (VCH, a local non-profit affordable housing provider), which owned the previous shelter and shelter site (Opportunity House), and through a partnership with Vacaville Social Services Corporation (VSSC, the local non-profit that operates the shelter). Relocation was completed during 2012-2013. Funding for the project was secured through upfront cash from VSSC, a \$480,000 donation from VCH, a capital campaign by VSSC, and a deferred acquisition loan from the City for the purchase of City property.

In 2011, the Vacaville Housing Authority (VHA) was successful in applying for 50 family unification vouchers. Family unification vouchers are made available to families for whom the lack of adequate housing is a primary factor in the separation, or threat of imminent separation, of children from their families or in the prevention of reunifying the children with their families; or for youth aging out of foster care. Family unification vouchers enable these families to lease or purchase decent, safe and sanitary housing that is affordable in the private housing market.

The City will assist the Vacaville Social Services Corporation, the Vacaville Community Welfare Association, and the Community Action Partnership of Solano (CAP Solano), as well as others who provide homeless services through the provision of technical and/or support assistance, as funding allows. As each entity has different needs, the City will provide support in those areas that would ensure the ongoing viability of the agency and the services the entity provides. Some of these technical and/or support services may include providing staff, counseling or meeting space; assisting in the development of funding proposals; securing partners for potential projects; participating on collaboratives or boards that address the issues of homelessness; provide on-site training for program participants or agency staff; and/or determining eligibility to receive homeless services. Included in these services is the provision of 12,000 shelter nights at the homeless shelter in Vacaville, Opportunity House, and assisting between ten to twenty families per year with transitional housing.

The Ryan White AIDS Consortium administers the HUD-funded Housing Opportunities for People with AIDS (HOPWA) Program in Solano County. Solano County receives funding to provide emergency shelter and rental/utility assistance as well as case management and benefits counseling to people who are diagnosed as being HIV-positive. The City provides information and makes appropriate referrals to eligible individuals requesting these services.

Solano CAMINAR provides crisis shelter and case management services to people with extreme mental illness. CAMINAR's crisis facility is located in Fairfield, but as part of Solano County, Vacaville residents are eligible to receive services.

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

The Department of Housing Services (DHS), in partnership with the VCWA, provided emergency housing through motel vouchers. DHS staff had provided outreach, intake, verification, and record-keeping services to the VCWA, which used United Way and Federal Emergency Management Agency (FEMA) funds to provide approximately 300 emergency vouchers per year for households to stay overnight at motels, as well as emergency food and transportation. The program often bridged the gap between moving into a new housing unit, securing space at Opportunity House (the emergency shelter), or arranging to stay with family or friends; however, funds for the program are no longer available.

The Ad-Hoc Homeless Task Force, a partnership comprised of members of the faith-based community, local social service providers, and City staff, was disbanded in 2012 due to the elimination of the Redevelopment Agency and the Low- and Moderate-Income Housing Fund. However, the City has worked to reunite the group as the "Homeless Roundtable" to work collaboratively homelessness issues. The group's first meeting was held in October 2014.

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

The City will continue to provide support for other emergency housing related programs and activities through the Vacaville Family Resource Center (FRC), which is under the Police Department and receives funds from the VCWA. It will continue to provide \$200 per month for food and gas vouchers, and to conduct screening for the Season of Sharing program. The privately- funded Season of Sharing program provides emergency rental assistance to eligible lower-income Vacaville households each year. In addition, staff will screen for eligibility for utilities assistance on behalf of PG&E.

Although the Ad-HOC Homeless Task force was disbanded in 2012, the City has worked to reunite the group as the "Homeless Roundtable" to work collaboratively homelessness issues. The group's first meeting was held in October 2014.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support Public Services	2015	2020	Non-Housing Community Development	Core Target Area Mariposa Target Area	Public Service - Youth	CDBG: \$323,270	Public service activities other than Low/Moderate Income Housing Benefit: 875 Persons Assisted
2	Improving Public Facilities and Infrastructure	2015	2020	Non-Housing Community Development	Core Target Area Leisure Town Target Area Mariposa Target Area	Public Facility - Senior Public Facility - Youth Public Facility - Child Care Public Facility - Parks and Recreation Public Facility - Community Center Special Needs - Accessibility	CDBG: \$2,650,160	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1125 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Affordable Housing	2015	2020	Affordable Housing		Housing - Rental Housing - Special Needs Housing - Homeless	LIHTC: \$4,050,000 Section 8: \$43,500,000	Rental units constructed: 94 Household Housing Unit Rental units rehabilitated: 262 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 5965 Households Assisted
4	Homeownership Assistance	2015	2020	Affordable Housing		Housing - Homeownership Assistance Public Service - Housing Counseling	CalHOME: \$1,504,365	Public service activities for Low/Moderate Income Housing Benefit: 375 Households Assisted Direct Financial Assistance to Homebuyers: 20 Households Assisted

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Support Public Services
	Goal Description	Providing funding for public services that benefit low to moderate income persons or households, which includes staff funding for Vacaville Neighborhood Boys and Girls Club and The Leaven for the duration of the consolidated planning period.
2	Goal Name	Improving Public Facilities and Infrastructure
	Goal Description	Make improvements to the neighborhood facility buildings that enable long-term occupancy and increase energy efficiency of neighborhood centers. Improve infrastructure by removing ADA barriers along Merchant Street and other areas of the City. Develop neighborhood facility along Brown Street to serve LMA benefit that will include recreational, social services and housing services.
3	Goal Name	Affordable Housing
	Goal Description	Administration of CDBG and other programs benefiting households with income less than 80% AMI, affordable housing rehab/development, housing counseling. CDBG planning and administration funds supplement Vacaville Housing Authority and Housing Services staff to carry out the CDBG program, Section 8 program and affordable housing in the City.
4	Goal Name	Homeownership Assistance
	Goal Description	Down payment assistance for low- to moderate-income households and housing counseling for low and moderate-income persons.

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

According to the 2015 Draft Housing Element for the City of Vacaville, the number of units to be achieved during the period January 31, 2015 through January 31, 2023 in accordance with the Regional Housing Need Allocation (RHNA) criteria set by the Association of Bay Area Governments (ABAG). The total new construction goal of 472 units meets the total housing need determined by the ABAG of 421 units. Though City growth policies allow a growth rate that far exceeds the total housing need as determined by ABAG, the City of Vacaville Housing Element goals for new construction are based upon a more conservative growth rate due to the current economy and housing market. Should the

residential housing market conditions significantly improve, it is expected that actual construction will exceed the goals. As documented in the inventory of vacant lands, the City has an ample inventory of residential land.

The goal is for 472 new units in the very-low and low-income ranges to be constructed. At least 216 of the units in the very-low and low income category will be restricted to households with incomes below 60 percent of median. The primary reason why housing can be accomplished at 60 and not 50 percent is because of the funding restrictions for tax-exempt bonds and tax credits which are the primary financing tools. The restriction for units assisted with these funds is 60 percent rather than 50 percent.

Together with new construction, the goal is to construct and acquire/rehabilitate 667 units affordable to low-income households, with 337 of these units affordable to households earning below 60 percent of the median household income; 121 of these units affordable to households earning below 50 percent of the median household income; and 23 of these units affordable to households earning below 30 percent of the median household income.

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

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

Although the Vacaville Housing Authority (VHA) has Article 34 authority to construct public housing, the VHA currently does not own or operate any conventional public housing.

Activities to Increase Resident Involvements

Although the Vacaville Housing Authority (VHA) has Article 34 authority to construct public housing, the VHA currently does not own or operate any conventional public housing.

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

No

Plan to remove the ‘troubled’ designation

The Vacaville Housing Authority is not designated as troubled.

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

Barriers to Affordable Housing

While rental rates and sales prices are market driven, public policies can also have an impact. Public policies affect directly and indirectly the cost of housing and the incentives to develop, maintain, and improve affordable housing within the City of Vacaville.

Tax Policies

As part of the 2011 Budget Act, and in order to protect funding for core public services at the local level, the Legislature approved the dissolution of the state's 400 plus RDAs. After a period of litigation, RDAs were officially dissolved as of February 1, 2012. As a result of the elimination of the RDAs, property tax revenues are now being used to pay required payments on existing bonds, other obligations, and pass-through payments to local governments. This action eliminated the Low and Moderate Income Housing Fund, created from 20% set aside of the tax increment collected in a project area to be used by the agency to increase, improve, and preserve the community's supply of affordable housing.

Zoning Ordinances

Vacaville's General Plan housing mix policy specifies that there should be the following "approximate" housing mix:

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

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In order to address some of the fees and charges in an attempt to reduce barriers to affordable housing, Vacaville will continue implementing plans currently in place, such as the Density Bonus provisions in the Land Use and Development Code that grant density bonuses above the State-mandated minimum in return for an increased share of affordable units, as well as the Residential Overlay District Ordinance that supports development of apartments on vacant commercial lands which are appropriate sites for multifamily development. Some upcoming strategies to remove affordable housing barriers include:

- Amending the Land Use and Development Code to allow innovative and affordable housing within new single family subdivisions, and consider further amending the Code (and/or Single Family Design Guidelines) to include alternative development and design standards for small lot subdivisions, specifically for lots smaller than 5,000 square feet and for affordable housing developments;
- Implementing a program to allow payment of development impact fees for new residential construction to be deferred and paid prior to the City's approval of occupancy;
- Implementing a program to provide subsidies to partially fund the Public Safety Community Facilities District (CFD) costs for affordable multi-family housing with long- term affordability agreements.

Following the adoption of the comprehensive General Plan Update expected in early 2015, the City will conduct impact fee studies that will include an evaluation of changes to the current fee structure. At this time, the City will consider a lower impact fee structure for small single-family starter homes as compared to larger move-up and executive homes, as well as a lower new impact fee structure for multi-family housing. Adoption of the fee studies and updated fees would happen within two years of adoption of the updated General Plan.

SP-60 Homelessness Strategy – 91.215(d)

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

The City of Vacaville is one of the seven cities, along with the County of Solano, that comprise the Community Action Partnership of Solano, Joint Powers Authority known as CAP Solano JPA. CAP Solano JPA was established to provide oversight and coordination of homeless and safety net services to the residents of Solano County; to serve as the conduit for safety net funding support; to administer such funds and make grants available to other non-profit entities for services to the homeless; to set policy and be the central agency for the oversight and technical assistance for the operation of homeless shelters, transitional housing, homeless assistance centers, community action councils and other safety net services; and to undertake such other programs as the Board of Directors may authorize.

As part of CAP Solano JPA, the City of Vacaville works closely in the planning, coordination, and implementation of these activities. The COC program is coordinated through Housing First Solano under authority of CAP Solano, JPA to coordinate the Point in Time Count and meet requirements for the COC funding. The City of Vacaville is an active board member of Housing First Solano and CAP Solano JPA.

In September of 2014, the City formed the Homeless Round Table to coordinate projects, service delivery and to establish a base for coordinating tracking of resources available to the homeless. The City's Homeless Resource Guide was updated and published. The Committee meets monthly and includes members from:

- City of Vacaville: Police, Fire (Code Enforcement), Housing Services and City Manager's Departments
- County of Solano: Health and Human Services, Probation and Sherriff's Offices
- Faith Based Groups: local churches providing feeding and food bank programs
- Opportunity House Homeless Shelter
- Mission Solano
- Salvation Army
- Other various members of the community

Addressing the emergency and transitional housing needs of homeless persons

Opportunity House is a 48-bed "emergency shelter" for the homeless that has been operational since 1992. The maximum length of stay is 90 days. The "shelter" is owned by Vacaville Community Housing and is leased rent-free to the Vacaville Social Services Corporation (VSSC), who oversees the programming and operations of the facility. The facility was relocated in October 2012, to provide better accessibility to local social services and increased occupancy from 24 beds to 48 in a 9,800 square-foot, two story building. Opportunity House plans to provide additional services such as more transitional and alternative housing, more supportive services, a mentoring program and volunteer programs.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City continued to collaborate with the Community Action Partnership Solano (CAP Solano) to move people out of poverty and homelessness. The City partners with CAP Solano to apply for available grant funds as well as community events that are designed to prevent and address homelessness. The City also refers individuals and families to CAP Solano for resources that are available to address their specific needs. The City participated with Solano County's Housing First (formerly the Continuum of Care). This group is made up of representatives from local government agencies and other organizations who are interested in sharing information and expanding the services available to homeless and near homeless persons. The City of Vacaville, through the Vacaville Homeless Roundtable, works closely with CAP Solano JPA, local agencies that serve homeless populations and other faith-based social service organizations to develop policies and procedures to coordinate resources and services to address homelessness within the jurisdiction.

In addition to services that reach the larger community such as mental health, in-home supportive services, emergency housing, education, transit and family/children's resources, the City refers families and individuals to services available that include:

- North Bay Regional Center
- Connections for Life
- Pace Solano
- UC Davis MIND Institute
- Independent Living Center of Solano County
- Chance 4 Change

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

Caminar Solano offers an array of services that promote wellness and recovery for program participants who are persons with disabilities. As a city within Solano County, Vacaville residents are eligible to utilize Caminar Solano's services. Caminar Solano's psychosocial rehabilitation programs center on supported independent living, residential treatment and supported employment.

Caminar's housing programs offer alternatives for the disabled who are not homeless but need special supportive services. One of these is Gateway, a program that provides 30-day transitional housing support services and case management to individuals who are making the transition from higher levels of independent living. Another is Laurel Gardens, a housing project that provides permanent independent housing for low-income individuals with disabilities. Caminar provides personalized rehabilitation and support services to those individuals living at Laurel Gardens who have mental health problems.

As part of the effort to coordinate resources under CAP Solano JPA, the City of Vacaville Department of Housing Services has adopted the role of administrator of the Community Sustainability Block Grant (CSBG) program. The CSBG funds are to be spent on employment, education, income management, housing, nutrition, emergency services, and health for the County through identified organizations and agencies providing social services to families and individuals with incomes below the federal poverty level.

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

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

Lead poisoning is the leading environmental health hazard to American children. Lead's health effects are devastating and irreversible. Lead poisoning causes reading and learning disabilities, decreased attention span, hyperactivity, and aggressive behavior.

Lead was banned from residential paint in 1978. More than three-fourths of pre-1978 homes contain lead-based paint and the older the unit, the more likely it is to have lead-based paint. Lead dust from paint deterioration, abrasion, impact, and disturbance are the most common sources of lead exposure. Unsafe rehabilitation and demolition practices can also increase lead hazards.

The City operates several housing programs which address the issue of lead-based paint and provide residents with information on lead-based paint hazards. These programs are the Section 8 Housing Choice Voucher Rental Assistance Program, California Housing and Community Development HOME Long-Term Monitoring, and the CalHOME Down Payment Assistance Program.

The Section 8 Housing Choice Voucher Program provides information to all participants on lead-based paint hazards and requires all units placed under new Housing Assistance Payment Contracts pass a Housing Quality Standards (HQS) inspection which includes a visual lead-based paint assessment.

HOME Long-Term monitoring agreements require the DHS to conduct physical inspections, including a visual lead-based paint assessment, of projects assisted with HOME funds annually (in some cases biennially).

The CalHOME program requires clearance of a visual lead-based paint assessment before application approval.

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

Approximately 45% (9,024) of owner-occupied and 44% (4,948) of renter-occupied housing units built before 1980. However, it is safe to assume that many of these homes have been painted in the last 35 years, effectively removing or encapsulating the lead hazard, and the actual number of low-income households living in units that contain lead-based paint is likely to be much lower. Visual lead-based paint assessments are adequate in identifying potential hazards to be addressed.

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

Housing technicians are certified in lead-based paint inspections and are required to perform HQS inspections before lease up and at least biennially on all assisted units. The VHA provides information on lead-based paint to all new participants and must review all new contracts for lead-based paint notification compliance. If any deficiencies found are not corrected, the VHA will terminate any Housing Assistance Payment contracts.

HOME inspections are completed each year on multifamily properties including common areas. If any lead-based paint hazards are identified, the HOME assisted project will be notified and the hazard will be required to be removed for continued HOME funding.

If a CalHOME application has an inspection which reveals any visual lead-based paint hazards, the hazard must be removed for the application to be approved and funds to be released.

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

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

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

- The Vacaville Housing Authority (VHA) will assist households with identifying and accessing various housing, social service, and education/vocational programs, through its collaborative efforts with the Workforce Investment Board and social service agencies.
- The Workforce Investment Board operates the Solano Employment Connection. The Solano Employment Connection has 25 partners from Federal, State and County government, along with local and community based organizations linking job seekers with access to employment and training resources and linking employers to a variety of qualified applicants. The Job Center’s mission is to empower participants to attain and sustain economic self-sufficiency by engaging them in activities to make them more competitive in the local job market. These activities include basic education and customized job training, personal and career development, employment and life skills workshops, job placement and vocational assessment and counseling. The Job Center has had great success in substituting work
- The VHA will continue to promote the Family Self-Sufficiency Program which has the goal of promoting economic independence (for its clients on rental assistance). Existing opportunities for education, occupational training and job seeking assistance are coordinated to assist families in overcoming the barriers which prohibited them from achieving self sufficiency. Participants in the Family Self Sufficiency work towards setting and obtaining future life and career goals by accomplishing specific activities and objectives.
- Continue to support the Vacaville Neighborhood Boys and Girls Club to keep Vacaville’s youth in school to enhance their employability.

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

The City’s poverty-reducing goals, programs, and policies work to provide support and develop at-risk individuals and families. The 2015-2020 Consolidated Plan will serve as the framework for the City and service providers to adhere to in order to address the needs of the community. A coordinated approach to addressing the needs of the community will be accomplished through consultation with the 2015-2020 Consolidated Plan and the Department of Housing Services. Poverty reduction is tied to multiple aspects of this plan and the various affordable housing strategies and other initiatives put forth will work towards reducing the number of families and individuals facing poverty.

SP-80 Monitoring – 91.230

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

The City regularly conducts monitoring reviews to assess program effectiveness and ensure compliance with federal, state and local regulations and policies, including the Consolidated Plan. CDBG-funded activity accomplishments and updates will also be reported to the U. S. Department of Housing and Urban Development within 90 days of the end of each program year through the Consolidated Annual Performance and Evaluation Report (CAPER).

CAPER

The Consolidated Annual Performance Evaluation Report (CAPER) will be completed and a draft reviewed by the Vacaville City Council prior to submission to HUD. Staff from the City's Department of Housing Services (DHS) will: assess Vacaville's progress in meeting its strategic goals and high priority needs as outlined in this Plan; describe efforts toward affirmatively furthering Fair Housing; evaluate progress towards meeting objectives for affordable housing, homeless, and special needs populations; and describe actions taken to meet the specific items identified in the Annual Action Plan.

Financial

Throughout the program year, Vacaville will utilize the Integrated Disbursement and Information System (IDIS) for setting up, funding, drawing down funds, and reporting Community Development Block Grant and other funds as required. IDIS reports will be incorporated into the CAPER and made available to the public as required.

Monitoring Sub Recipients

The Vacaville Neighborhood Boys and Girls Club (VNBGC) and The Leaven are the only sub recipients of Vacaville CDBG funds. Monitoring of VNBGC and The Leaven will include financial and program monitoring to ensure production and accountability; compliance with CDBG and other federal requirements; and overall evaluation of organizational performance. Vacaville will perform a desk monitoring annually, with an onsite review of VNBGC and The Leaven at least biennially.

HOME Monitoring

California Department of Housing and Community Development (HCD) HOME Long Term Monitoring regulations require the City of Vacaville to monitor occupancy standards, rent calculations, and vacancy rates for 48 HOME assisted units on at least an annual basis. Each project is notified of monitoring dates,

past and current findings, and given times for corrections. All monitoring documents are required to be submitted to HCD at specified times once a year.

Davis-Bacon Compliance

When necessary, staff conducts pre-construction meetings to provide technical support regarding Davis-Bacon compliance. A Project Manager is identified for each CDBG -funded construction project; they have primary responsibility for ensuring that procedures are followed and appropriate records are kept. Project Managers first review certified timesheets for compliance with prevailing wages, which are then provided to the City for review. Payments are made once certified timesheets are provided and reviewed for compliance.

Other examples of program design items that insure long-term compliance with program requirements include the following:

- Preparation of annual MBE/WBE report to the federal Department of Housing and Urban Development (HUD)
- Preparation of annual Labor Standards Report for submittal to HUD

City of Vacaville CDBG Annual Action Plan

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Expected Resources

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

Introduction

The anticipated resources section of the strategic plan describes the City of Vacaville’s financial resources for the duration of the 2015-2020 Consolidated Plan. The financial resources listed are not all encompassing but serve to illustrate the City’s ability to use federal and local funding to address the priority needs and goals put forth in this plan. The funds are anticipated to be utilized by various regional and local government entities as well as the service providers which serve Vacaville and include:

- CDBG Funds
- CalHOME Grant Funds
- HUD Housing Counseling Grant Funds
- Low Income Housing Assets Funds
- Housing Choice Voucher Program (Section 8) Funds

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	431,032	0	138,779	569,811	1,293,096	Community Development Block Grant

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
LIHTC	public - federal	Acquisition Housing Other	810,000	0	0	810,000	3,240,000	Low Income Housing Asset Fund (\$3,800,000 from SERAF payment and \$50,000 in annual monitoring fees)
Section 8	public - federal	Housing	8,700,000	0	0	8,700,000	34,800,000	Housing Choice Voucher (Section 8) Program
Other	public - federal	Housing	50,000	0	0	50,000	100,000	Anticipated award form HUD for operation of the f Vacaville Housing Counseling Center. Award amount based on previous award years.
Other	public - state	Housing	804,365	0	0	804,365	1,504,365	Down payment assistance for low/moderate income households

Table 55 - Expected Resources – Priority Table

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

Federal funding will leverage private, state and local funds by enabling the City of Vacaville to serve those with the greatest need at the highest capacity. Additionally, federal funds will serve as gap financing for City programs or service providers applications that require additional funding in order to have their program, project, or service come to fruition. The grant money provided by HUD will allow organizations and the City to successfully meet the needs of the community's most vulnerable members.

CDBG funds are planned to be leveraged with City gas tax funds, specifically created for improving ADA dedicated right of ways for the construction and ADA improvement on Merchant Street and other areas of the City identified by the ADA Advisory Committee. The Brown Street Multi-purpose Facility is planned to dedicate a Section 108 loan to the construction of the facility, and pending results from the Brown Street Multipurpose Facility feasibility study, the project hopes to identify other sources of funding to leverage for the development of the project.

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

The City of Vacaville owns an 8.4-acre site, donated by the developer of the Alamo Place Subdivision. In 2004, a 93-unit affordable apartment and town home project was approved for the site. The project approval lapsed and the non-profit developer is no longer involved in the project. The site has been zoned to Medium Density. The City shall pursue development of this property and other appropriate sites.

Between 2006 and 2012, the City of Vacaville's former Redevelopment Agency acquired market-rate multi-family residential duplexes and four-plexes for a total of 86 apartment units along Callen Street, Bennett Hill Drive, and Bennett Hill Court in order to convert the properties to affordable rental units. Following the dissolution of redevelopment on April 13, 2013, the Department of Finance (DOF) authorized the City, as Housing Successor, to access \$6.2 million of the 2006 Affordable Housing Bond proceeds for the purpose of developing affordable housing. The City is utilizing these funds to work with a for-profit/non-profit partnership on a two-phase project of rehabilitation and new construction, which will result in the production of 130 affordable rental units with affordability rates at 30 to 60 percent of area median income.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeownership Assistance	2015	2020	Affordable Housing	Core Target Area	Housing - Homeownership Assistance	CalHOME: \$804,365 Housing Counseling Grant Funds: \$50,000	Public service activities for Low/Moderate Income Housing Benefit: 75 Households Assisted Direct Financial Assistance to Homebuyers: 50 Households Assisted
2	Affordable Housing	2015	2020	Affordable Housing	Core Target Area Leisure Town Target Area Mariposa Target Area	Housing - Rental	Section 8: \$3,850,000	Tenant-based rental assistance / Rapid Rehousing: 1193 Households Assisted
3	Improving Public Facilities and Infrastructure	2015	2020	Non-Housing Community Development	Core Target Area	Public Facility - Youth Special Needs - Accessibility	CDBG: \$272,790	Public service activities other than Low/Moderate Income Housing Benefit: 1125 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Support Public Services	2015	2020	Non-Housing Community Development	Core Target Area	Public Service - Youth	CDBG: \$64,655	Public service activities other than Low/Moderate Income Housing Benefit: 1125 Persons Assisted

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Homeownership Assistance
	Goal Description	Direct financial assistance through CalHome Down Payment Assistance Program and First Time Homebuyer Pre Purchase Housing Counseling Services.
2	Goal Name	Affordable Housing
	Goal Description	Section 8 HCV Program
3	Goal Name	Improving Public Facilities and Infrastructure
	Goal Description	Merchant ADA project and energy efficiency improvements at Trower Center
4	Goal Name	Support Public Services
	Goal Description	Public Services funding for Vacaville Neighborhood Boys and Girls Club and The Leaven.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following long term non-housing community development objectives described below have been the blueprint the City has used since it began administration of its CDBG entitlement program:

- To provide programs and activities which benefit at least 70% low- and moderate-income residents and assist in the elimination of slums and blight in target neighborhoods.
- To prevent or reduce deterioration in target neighborhoods.
- To assist with the rehabilitation of low- and moderate-income owner-occupied and renter-occupied residential units to meet minimum housing costs and HUD Housing Quality Standards.
- To assist organizations who provide food, shelter, health care, clothing, education services, crisis counseling, and job development to low- and moderate-income persons.
- To establish and operate neighborhood facilities in target neighborhoods to encourage and provide social, health, leadership, empowerment, and recreational activities for low- and moderate-income families, seniors, and disabled persons.
- To eliminate discrimination in the rental or sale of homes.
- To encourage homeownership opportunities for low- and moderate-income families.
- To improve inadequate or deteriorated public infrastructure.
- To abate environmental blight such as litter, abandoned vehicles, overgrown weeds, deteriorated structures, etc.
- To conduct a comprehensive enforcement of abatement codes and regulations.

Projects

#	Project Name
1	Section 108 III - Brown Street Land
2	Planning and Administrative
3	Public Service - VNCBGC
4	Public Service - The Leaven
5	Brown Street SSC
6	Merchant Street ADA
7	Vacaville Social Services Center
8	Mariposa/Trower Center Improvements

Table 57 – Project Information

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

These objectives are being addressed through collaboration with neighborhood residents, social service providers, the City of Vacaville, State Department of Housing and Community Development, local non-profit housing corporations, the VNBGC, The Leaven, The Father's House, other faith-based organizations, and local merchants.

Public Facility: The City has allocated CDBG funding for site acquisition to include in the development and construction of a public facility to provide youth focused activities and social services in the Core Target area. This multi-use recreational facility will provide a venue for regional recreational activities, such as wrestling or basketball tournaments, as well as address the needs of the community for local gymnasium activities and leagues (basketball, volleyball, etc.). The facility will also expand social services by bringing various non-profit groups into one location. The City anticipates that the multi-purpose facility situated adjacent to the County Social Service Center will create a "larger" campus that will provide the community with convenient access.

Public Improvements: In an effort to remove barriers that restrict mobility and accessibility of elderly and the severely disabled persons, improvements in the Core Target area include: accessible ramp installation, street lighting relocation and street lighting improvements. And finally, site acquisition for public improvement of open space will compliment the City's efforts to remove blight by developing nearly one acre of pedestrian trail in the Core Target area. The undeveloped open space located at the start of the pedestrian trail will be aesthetically improved.

Lack of funding and availability of services were identified as the greatest obstacles in meeting underserved needs and are difficult to overcome. CDBG and other funds as leveraged will be used to support social service activities and programs that serve the rapidly growing needs of low- and moderate-income persons in the community. Unfortunately, many in the DHS network of public service providers are caught in the same circumstance of significant loss of funding while the numbers of clients continue to grow. The DHS will continue to create close partnerships with these service providers and work toward keeping services and programs intact and available.

Additionally, DHS staff will respond to increased programmatic and administrative demands by creating greater internal efficiencies to ensure that programs and services are effectively monitored and that allocated funds are expended where the need is greatest.

AP-38 Project Summary

Project Summary Information

1	Project Name	Section 108 III - Brown Street Land
	Target Area	Core Target Area
	Goals Supported	Improving Public Facilities and Infrastructure
	Needs Addressed	Public Facility - Community Center Public Facility - Parks and Recreation Public Facility - Youth Public Facility - Child Care
	Funding	CDBG: \$88,125
	Description	Funds used for site acquisition for a social service center and multi purpose facility. Funds will be used to pay principle and interest on Section 108 loan
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Low and Moderate income clientele
	Location Description	Brown Street area next to William J. Carroll county services building
	Planned Activities	Funds used for site acquisition for a social service center and multi purpose facility. Funds will be used to pay principle and interest on Section 108 loan
2	Project Name	Planning and Administrative
	Target Area	Core Target Area Leisure Town Target Area Mariposa Target Area
	Goals Supported	Support Public Services Improving Public Facilities and Infrastructure Affordable Housing Homeownership Assistance

	Needs Addressed	Public Service - Housing Counseling Public Service - Health / Mental Health Public Service - Senior Special Needs - Domestic Violence Special Needs - Substance Abuse Special Needs - Homeless Special Needs - Crime Neighborhood Services - Graffiti Neighborhood Services - Employment Training
	Funding	CDBG: \$86,206
	Description	Administration of the CDBG program and other programs benefiting households with income less than 80% AMI
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Residents in low/mod income areas.
	Location Description	40 Eldridge Ave Suite 12 Vacaville, CA 95688
	Planned Activities	Administration of the CDBG program and other programs benefiting households with income less than 80% AMI
3	Project Name	Public Service - VNCBGC
	Target Area	Core Target Area
	Goals Supported	Support Public Services
	Needs Addressed	Public Service - Youth
	Funding	CDBG: \$59,655
	Description	Funding to support staffing for youth development, empowerment, and leadership, including educational and social skills
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	250 youth served in low/mod income area.

	Location Description	Trower Center 100 Holly Lane Vacaville, CA 95688
	Planned Activities	Funding to support staffing for youth development, empowerment, and leadership, including educational and social skills
4	Project Name	Public Service - The Leaven
	Target Area	Core Target Area
	Goals Supported	Support Public Services
	Needs Addressed	Public Service - Youth
	Funding	CDBG: \$5,000
	Description	After School Tutoring Program with funding supporting program staff funding to support staffing for youth development, empowerment, and leadership, including educational and social skills
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	50 youth in low/mod income area.
	Location Description	Opportunity House 267 Bennett Hill Court Vacaville, CA 95688
Planned Activities	After School Tutoring Program with funding supporting program staff funding to support staffing for youth development, empowerment, and leadership, including educational and social skills	
5	Project Name	Brown Street SSC
	Target Area	Core Target Area
	Goals Supported	Improving Public Facilities and Infrastructure
	Needs Addressed	Public Facility - Community Center Public Facility - Parks and Recreation
	Funding	CDBG: \$44,670

	Description	<p>Construct a social service center on the Brown Street properties purchased with Section 108 loan and Annual CDBG funds and contract with a selected consultant to conduct a feasibility study to establish a project scope, design and identify potential funding sources. The consultant will engage stakeholders in the preparation of the study. The property is located at E. Monte Vista Avenue and Brown Street, adjacent to the Solano County William J. Carroll Government Center. The concept of this facility is to create a center that expands City youth leadership and recreational activities, such as Vacaville Neighborhood Boys and Girls Club, Police Activities League, etc., while also serving a lower income neighborhood. In concept, the facility would incorporate a large gymnasium surrounded by office and program space occupied by service providers. Development of the vacant properties will likely include site/land preparation, engineering and architectural services, direct construction, permits and fees as well as compliance with building, engineering and environmental standards. Programs for recreational, social, and health and wellness and related services would be potentially provided at the center location. This project is continuous from 2013 Program Year.</p>
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Low and Moderate income area
	Location Description	Brown Street area next to William J. Carroll county service building
	Planned Activities	Funds will be used to complete a feasibility study for development of a multi-purpose recreation and social service building.
6	Project Name	Merchant Street ADA
	Target Area	Core Target Area
	Goals Supported	Improving Public Facilities and Infrastructure
	Needs Addressed	Special Needs - Accessibility
	Funding	CDBG: \$107,390
	Description	<p>Remove ADA barriers along Merchant Street to allow access for disabled persons. Removal of existing Portland cement concrete and asphalt concrete sidewalks and driveways and construction of new ADA compliant sidewalks, driveways and ramps. Project work will be located along Merchant Street, specifically 609 through 645 Merchant Street.</p>

	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Persons with disabilities and persons in the Core Target Area. Estimated 10,000 persons.
	Location Description	609 - 645 Merchant Street
	Planned Activities	Removal of ADA barriers along Merchant Street.
7	Project Name	Vacaville Social Services Center
	Target Area	Core Target Area
	Goals Supported	Improving Public Facilities and Infrastructure
	Needs Addressed	Public Facility - Community Center Public Service - Youth Public Service - Health / Mental Health Special Needs - Domestic Violence Special Needs - Substance Abuse
	Funding	CDBG: \$65,400
	Description	To continue improving building space at the Vacaville Social Service Center to enable continued long-term occupancy for non-profit tenants and organizations.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	15 female head of household families – It's About my Baby 100 adults – Solano Catholic Charities 1400 families – VacaFISH 1193 HCV Participants
	Location Description	40 Eldrdieg Ave Suite 1-12 Vacaville, CA 95688
	Planned Activities	Health and Developmental Services for expectant mothers and mothers with small children, special needs counseling, food bank, and housing choice voucher participants use this facility daily. Improvements to facility to ensure long term occupancy for progams run for low and moderate income households in the core target area.
8	Project Name	Mariposa/Trower Center Improvements

Target Area	Core Target Area Mariposa Target Area
Goals Supported	Improving Public Facilities and Infrastructure
Needs Addressed	Public Facility - Youth Public Facility - Child Care
Funding	CDBG: \$100,000
Description	Energy Improvements including; insulation, hvac, windows, sealing , other related improvements, flooring and other interior/exterior improvements
Target Date	6/30/2016
Estimate the number and type of families that will benefit from the proposed activities	390 youth
Location Description	Trower Center 100 Holly Lane Vacaville, CA 95688 Mariposa Center 1625 Alamo Drive Vacaville, CA 95688
Planned Activities	Facility Improvements

AP-50 Geographic Distribution – 91.220(f)

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

While the City of Vacaville has three target areas (Core, Leisure Town, and Mariposa Target Areas) that meet HUD’s requirements to be designated as a target neighborhood in which CDBG funds can be distributed, during PY 2015-2016, assistance will be directed to the Core and Mariposa Target Areas

Geographic Distribution

Target Area	Percentage of Funds
Core Target Area	80
Leisure Town Target Area	
Mariposa Target Area	

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

The Core Target Area has the highest percentage of low income persons than any of the other four CDBG target areas within Vacaville. Vacaville’s goal is to promote a viable community by creating a concentration of activity for strategic and visible impacts that deliver greater efficiencies and generates positive changes within the community. Services to the youth have continued in this area through the City of Vacaville’s partnership with The Father’s House, which provides youth oriented activities for ages 6 – 18 and through Child Start which provides day care pre-school activities. Additionally, food distribution to low- to moderate-income persons in this area has been an important need met with CDBG funds through Vaca FISH.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

There are a number of housing initiatives that will be implemented in 2015 to support homeless, non-homeless and special-needs residents who are in need of safe and affordable housing. CalHOME funds will be used for grants to first time homebuyers. The special-needs population will be served through the rehabilitation of an existing structure for rental housing. Rental assistance will also be available through HUD Section 8 Voucher which is administered by the Vacaville Housing Authority.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	1,300
Special-Needs	0
Total	1,300

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,143
The Production of New Units	0
Rehab of Existing Units	74
Acquisition of Existing Units	0
Total	1,217

Table 60 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

Discussion

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

Introduction

As part of Community Action Agency (CAP) Solano JPA, the City of Vacaville works closely in the planning, coordination, and implementation of these activities. The COC program is coordinated through Housing First Solano under authority of CAP Solano, JPA to coordinate the Point in Time Count and meet requirements for the COC funding. The City of Vacaville is an active board member of Housing First Solano and CAP Solano JPA.

The City will continue to work with the CAP Solano, which builds capacity for non-profit, faith-based and government agencies to move people out of poverty and/or homelessness, work with non-profit affordable housing providers to expand the supply of affordable housing, and partner with CAP Solano to apply for available grant funds as well as refer individuals and families to CAP Solano for resources that are available to address their specific needs.

The City will also continue to support countywide efforts of providers of housing supportive services to special needs populations who are not homeless reach extremely low- and very low-income households.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The City will continue to work with the CAP Solano, which builds capacity for non-profit, faith-based and government agencies to move people out of poverty and/or homelessness; the Housing First Solano, which is a task force made up of representatives from local government agencies and other organizations throughout the County who work to expand the availability of services for persons who are homeless or who are about to become homeless; Solano CAMINAR, which provides crisis shelter and case management services to people with extreme mental illness; and the North Bay Housing Coalition, which works to improve affordable housing opportunities for persons with developmental disabilities.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue to maintain close working relationships with Vacaville Social Services Corporation (VSSC) which owns and operates the local homeless facility, "Opportunity House." The City will also work with non-profit affordable housing providers to expand the supply of affordable housing. For example, Vacaville Community Housing acquires and rehabilitates substandard apartments and agrees to operate the complexes with rents permanently affordable to households with incomes below 60% of the area median income.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City continued to collaborate with the Community Action Partnership Solano (CAP Solano) to move people out of poverty and homelessness. The City partners with CAP Solano to apply for available grant funds as well as community events that are designed to prevent and address homelessness. The City also refers individuals and families to CAP Solano for resources that are available to address their specific needs. The City participated with Solano County's Housing First (formerly the Continuum of Care). This group is made up of representatives from local government agencies and other organizations who are interested in sharing information and expanding the services available to homeless and near homeless persons. The City of Vacaville, through the Vacaville Homeless Roundtable, works closely with CAP Solano JPA, local agencies that serve homeless populations and other faith-based social service organizations to develop policies and procedures to coordinate resources and services to address homelessness within the jurisdiction.

In addition to services that reach the larger community such as mental health, in-home supportive services, emergency housing, education, transit and family/children's resources, the City refers families and individuals to services available that include;

- North Bay Regional Center
- Connections for Life
- Pace Solano
- UC Davis MIND Institute
- Independent Living Center of Solano County
- Chance 4 Change

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City will continue to support countywide efforts of providers of housing supportive services to special needs populations who are not homeless reach extremely low- and very low-income households.

Solano CAMINAR provides crisis shelter and case management services to people with extreme mental illness. CAMINAR's crisis facility is located in Fairfield, but as part of Solano County, Vacaville residents are eligible to receive services. The City staff provides referral information regarding this organization's services.

The Solano County Housing First Collaborative, which is a task force made up of representatives from local government agencies and other organizations throughout the County who work to expand the availability of services for persons who are homeless or who are about to become homeless; Solano CAMINAR, which provides crisis shelter and case management services to people with extreme mental illness; the North Bay Housing Coalition, which works to improve affordable housing opportunities for persons with developmental disabilities; Mission Solano which provides long-term residential treatment for homeless addicted men, women, and children; Opportunity House which operates the local highly structured and successful homeless program that provides a safe, secure, drug-free environment so that participants can stabilize their living situation and address barriers preventing them from achieving self-sufficiency, and the VHA Family Unification Program which maintains 50 housing vouchers for reuniting families and youth aging out of foster care homes, collaborate to meet the needs of those discharging from medical, foster care, mental health, and correction facilities.

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

Introduction:

The City of Vacaville is fortunate in that many common barriers to affordable housing do not exist in Vacaville. As noted in the Strategic Plan section of the Consolidated Plan, the following two public policies may have a negative impact on the development and/or maintenance of affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

City Fees and Charges – In order to address some of the fees and charges in an attempt to reduce barriers to affordable housing, Vacaville will continue implementing plans currently in place, such as the Density Bonus provisions in the Land Use and Development Code that grant density bonuses above the State-mandated minimum in return for an increased number of affordable units, as well as the Residential Overlay District Ordinance that supports development of apartments on vacant commercial lands which are appropriate sites for multifamily development.

Land Use and Development Code – To allow innovative and affordable housing within new single family subdivisions, the Code (and/or Single Family Design Guidelines) is pending amendment to include alternative development and design standards for small lot subdivisions, specifically for lots smaller than 5,000 square feet and for affordable housing developments.

Discussion:

While some areas of the City's economy have been recovering from the last recession, residential housing has continued to lag. The lack of construction of new residential, be it single or multi-family, combined with a resale market severely impacted by underwater mortgages and lagging home values, has created an adverse economic impact. Because of these adverse conditions, current and potential businesses are concerned they will be unable to accommodate new employees.

In addition, lack of available housing in the City is inciting employees of current or potential businesses to purchase homes in adjoining communities, negatively impacting the City's overall economy. Due to the reduced land values resulting from the Great Recession, the sales prices for new homes continue to be depressed. The City's fee structure has not reflected the reduced values in the marketplace, and as a result there is little financial ability for the housing market to initiate new projects due to depressed home values. The City's Economic Development Committee (EDC) has recommended the City pursue a temporary program to stimulate residential construction in an attempt to address these adverse economic issues.

The goal of any temporary reduction in fees would be to incentivize the creation of new housing and create opportunities for new and varied levels of housing inventory throughout the City; to generate jobs in the construction industry; and ultimately increase local spending by new homeowners who are outfitting their new homes.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

Through the needs assessment survey and with the support of the Vacaville City Council, Youth services and after school programs and Parks/Recreational Centers were identified as underserved needs. In addition to the public services that are funded to address these need, the City is engaged in a feasibility study for the construction of a Multi-Purpose facility that would provide space for youth programs as well as creating a hub for social service programs and resources and indoor recreational space for low-income households in the Core Target Area.

Actions planned to foster and maintain affordable housing

Following the adoption of the comprehensive General Plan Update expected in early 2015, the City will conduct impact fee studies that will include an evaluation of changes to the current fee structure. At this time, the City will consider a lower impact fee structure for small single-family starter homes as compared to larger move-up and executive homes, as well as a lower new impact fee structure for multi-family housing. Adoption of the fee studies and updated fees would happen within two years of adoption of the updated General Plan.

As of Early 2015, the Housing Successor Agency completed the second of two phases of rehabilitation and new construction activity in the Callen Street and Rocky Hill Strategy Areas, resulting in the production of 130 affordable rental units with affordability rates at 30 to 60 % of AMI. Seventy-four of these units were rehabilitated and 56 of these 130 units will be new construction.

Actions planned to reduce lead-based paint hazards

As stated in the Housing and Homeless Needs Assessment section of the Consolidated Plan, the City operates housing programs which address the issue of lead-based paint. These programs are the Section 8 Housing Choice Voucher Rental Assistance Program, the Homeownership program and the CalHome program, where education about lead-based paint hazards is provided to homebuyers through the Vacaville Housing Counseling Center. In addition, the City works cooperatively with the Solano County Department of Public Health. The following is a brief recap of these programs:

Section 8 Housing Choice Voucher Program: Staff under the Section 8 Housing Choice Voucher program, administered by the VHA, provides property owners and participants with information about lead-based

paint hazards and stabilization techniques using safe work practices. During the Housing Quality Standard (HQS) inspection of each pre-1978 unit, a fail will occur where a child under the age of six is expected to reside in the unit and defective paint is noted. Once the appropriate lead-based paint abatement has taken place, the unit is cleared by the HQS inspector.

CalHOME Down Payment Assistance Program: The CalHome loan program, administered by the Successor Housing Agency, requires lead-based paint disclosures, contract contingencies, and certifications between the seller and the buyer. The education related to lead-based paint hazards is provided through the Vacaville Housing Counseling Center.

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

Actions planned to reduce the number of poverty-level families

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

- Vacaville's Housing Authority will assist households with identifying and accessing various housing, social service, and education/vocational programs, through its collaborative efforts with the Solano Employment Connection and social service agencies.
- Vacaville will continue to promote the Family Self-Sufficiency Program for Section 8 Housing Choice Voucher holders and actively recruit new households to participate to assist them in achieving economic independence through a stable housing situation.
- Vacaville will continue its policy of promoting a jobs/housing balance to ensure jobs requiring a variety of training and skill levels, and affordable housing is available to all income groups.
- Vacaville will continue to support programs like the VNBGC, to keep Vacaville's youth in school to enhance their employability.
- Vacaville will continue to work towards ensuring youth services continue to be provided at the Mariposa Center. The City entered into a lease agreement with The Father's House so that youth development and leadership activities continue from the Mariposa Neighborhood Center.
- The Leaven, a non-profit organization whose goal is to increase the academic achievements, self-esteem, and life opportunities of children living in low-income households, provides an after-school program in partnership with Vacaville Social Services Corporation. This program serves the children of families residing at the Opportunity House homeless shelter with tutoring reading, and recreational activities.
- Vacaville will establish a Homeless Ad-Hoc/Roundtable comprised of, to the greatest extent possible, the ethnic and economic composition of the target neighborhoods and is anticipated

to include low and moderate-income residents, landlords and/or apartment managers and members of social services organizations including those that are faith-based. The Homeless Ad-Hoc/Roundtable will meet to assist with the development and review of the Consolidated Plan and the CAPER process and will be open to the public.

Actions planned to develop institutional structure

Gaps in Vacaville's institutional delivery system relate primarily to funding. The reduction in federal funding to programs like CDBG has resulted in a strain on the City's ability to fund more of these programs. Additionally, the reduction in federal funding ultimately impacts the nonprofit service providers reliant upon those funds to serve their focus populations. The current economic climate also limits the amount of private funding sources available to nonprofit service providers.

The City will assist the Vacaville Social Services Corporation, the Vacaville Community Welfare Association, and the Community Action Partnership of Solano (CAP Solano), as well as others who provide public services through the provision of technical and/or support assistance, as funding allows. As each entity has different needs, the City will provide support in those areas that would ensure the ongoing viability of the agency and the services the entity provides. Some of these technical and/or support

services may include providing staff, counseling or meeting space; assisting in the development of funding proposals; securing partners for potential projects; participating on collaboratives or boards that address the issues of homelessness; provide on-site training for program participants or agency staff; and/or determining eligibility to receive homeless services.

The City will continue to provide support for other emergency housing related programs and activities through the Vacaville Family Resource Center (FRC), which is under the Police Department and receives funds from the VCWA. The privately- funded Season of Sharing program provides emergency rental assistance to eligible lower-income Vacaville households each year. In addition, staff will screen for eligibility for utilities assistance on behalf of PG&E.

Actions planned to enhance coordination between public and private housing and social service agencies

The DHS, in cooperation with the Department of Community Development, will evaluate community and economic development opportunities on an on-going basis. The provision of child care and job training, in conjunction with multi-family housing developments, will better serve the residents, improve a parent's ability to find and access employment and reduce vehicle trips. Child care, when it is affordable and of high quality, can enable a parent to move towards economic self-sufficiency.

During this program year, the City anticipates expanding its affordable housing stock in the Core Target area through negotiations with a developer for the rehabilitation/new construction of 66 affordable housing units. The Successor Housing Agency owns these units that were purchased through the former Redevelopment Low and Moderate Income Housing Fund and taxable bond monies. The City's plan includes the development of a 55 year affordability agreement and the utilization of one management

company to operate the housing units, thereby maintaining consistency and uniformity in the community. In addition, the City plans to complete negotiations with a developer for new construction of 37 units in the Core Target area on a 1.42 acre site owned by the Successor Housing Agency.

The City's Public Nuisance Ordinance requires owners of vacant buildings to maintain them and to register them with the Code Compliance Division if the buildings are anticipated to be vacant for more than 30 days. Code Compliance will continue to identify and inspect vacant buildings and require that violations be corrected in a timely manner to ensure that vacant properties, especially units in the foreclosure process, do not become blighted and undermine neighborhood stability.

Discussion:

The City is dedicated to keeping Vacaville ranked as one the top 100 most livable cities in the nation through its commitment to community partnerships and its investment in economic and neighborhood development. The actions identified above will further this commitment and increase opportunities for low- and moderate- income residents to receive the services and benefits needed to have access to affordable housing options and community assets that make living in Vacaville enjoyable.

Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Appendix - Alternate/Local Data Sources

1	Data Source Name 2007 Picture of Solano County Homeless
	List the name of the organization or individual who originated the data set. Continuum of Care - Solano
	Provide a brief summary of the data set. Information based on 500 indentified homeless persons Janaury 2007
	What was the purpose for developing this data set? Completion of Housing with Dignity, 10-Year Plan Addressing Homelessness
	Provide the year (and optionally month, or month and day) for when the data was collected. January 2007
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. 500 persons identified as homeless
	2
Data Source Name 2014 Home Program Rents	
List the name of the organization or individual who originated the data set. U.S. Department of Housing and Urban Development	
Provide a brief summary of the data set.	
What was the purpose for developing this data set?	
Provide the year (and optionally month, or month and day) for when the data was collected.	
Briefly describe the methodology for the data collection.	

	<p>Describe the total population from which the sample was taken.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>
3	<p>Data Source Name Vacaville Code Enforcement Vacant Property List</p>
	<p>List the name of the organization or individual who originated the data set. City of Vacaville</p>
	<p>Provide a brief summary of the data set. List of Vacant properties reported to the Code Enforcement division of the Fire Administrative Department.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p>
4	<p>Data Source Name 2010 Census Data</p>
	<p>List the name of the organization or individual who originated the data set.</p>
	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p>
	<p>Briefly describe the methodology for the data collection.</p>

	<p>Describe the total population from which the sample was taken.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>
5	<p>Data Source Name Inventory and Sheltered Point in Time Count 2014</p>
	<p>List the name of the organization or individual who originated the data set. Solano County Housing Inventory and Sheltered Point in Time Count 2014</p>
	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p>
	<p>Briefly describe the methodology for the data collection.</p>
	<p>Describe the total population from which the sample was taken.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>
6	<p>Data Source Name 2007-2011 CHAS</p>
	<p>List the name of the organization or individual who originated the data set.</p>
	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p>

	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.