

## Executive Summary

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

#### 1. Introduction

The City of Vacaville is a direct entitlement community for the federal Community Development Block Grant (CDBG) Program administered by the Department of Housing Services (DHS). This is the second year of the Five-Year Consolidated Plan period, which covers years 2015-2020. For Program Year (PY) 2016-2017, the DHS was granted \$439,591 in CDBG funding to address priority needs in the community.

Prior year performance reflects the City of Vacaville's commitment to affordable housing and other community needs identified in the Consolidated Plan. All of the community service oriented goals established in the PY 2015-2016 Annual Action Plan were accomplished or are scheduled to be accomplished within the Consolidated Plan timeline. In order to meet the needs of its citizens, the City of Vacaville continues to move towards achievement of its overall five-year strategy by focusing its efforts where most needed and allocating its limited resources to the high priority strategies of the Consolidated Plan.

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

This Annual Action Plan covers the period July 1, 2016 through June 30, 2017 and outlines how the year's funding will be allocated to support the goals of the 2015-2020 Consolidated Plan, which is the blueprint for the City of Vacaville's goals to shape local housing and community development programs and resources into an effective strategic plan that meets community needs.

The following 2015-2020 Consolidated Plan goals guide the City of Vacaville in assigning priorities for the PY 2016-2017 Annual Action Plan:

1. Providing Homeownership Assistance,
2. Supporting Affordable housing,
3. Improving Public Facilities and Infrastructure, and
4. Supporting Public Services.

The goals for PY 2016-2017 CDBG allocations are:

1. Work towards the development of a multi-purpose recreational facility and expansion of social services through a centralized public facility;
2. Remove of architectural barriers that restrict mobility and accessibility;
3. Continue repayment of loans for property acquisition and community facilities;
4. Continue to provide public services through the Vacaville Neighborhood Boys and Girls Club (VNBGC), and The Leaven which provide youth development and leadership, life skills, recreation, and health and wellness to low- and moderate-income households in CDBG target areas;
5. Continue improving and expanding building space at the Mariposa and Trower Neighborhood Centers to provide youth leadership and development activities;

6. Continue improving building space at the Vacaville Social Service Center to enable continued occupancy; and
7. Continue support of CDBG activities through administration.

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. Specific objectives and outcomes are listed in the Annual Goals and Objectives section of this Annual Action Plan.

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

As identified in the 2015-2016 Annual Action Plan, the City of Vacaville 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 program year, CDBG funding was used to:

- Provided funding to 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 that primarily benefitted low- and moderate-income residents in the CDBG Target Areas.
- Provided 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.
- Expanded and improved the Trower Center, which houses the VNBGC, in the Core Target Area. Funding was provided for property energy improvements, such as the upgrades to the HVAC systems in the main building and replacement of windows. In addition, the Center was improved to create space for food storage for the VNBGC food assistance program.
- Provided funding for the Merchant Street Americans with Disabilities Act and Street Improvements project. Funding has been used for survey and engineering studies. The project construction is set to start at the end of the PY 2015-2016 with completion anticipated during the PY 2016-2017.

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

Comments and suggestions from the public are welcome at all times. To facilitate public participation, DHS will conduct a public hearing at the City Council Chambers on May 10, 2016 at 6:00 p.m. The meeting will address housing and community development needs and development of proposed activities. The City of Vacaville is committed to providing accommodation to persons with disabilities. Meeting materials in alternative formats, sign language interpreter, real-time captioning, or other accommodation can be requested at least four days prior to the meeting date. Assistive listening devices may be obtained at the meeting or by contacting 707-449-5409 (or 707-449-5162–TTY).

DHS notified the public of this hearing by publishing a notice in the *Vacaville Reporter*, a newspaper of general circulation, 30 days (24 CFR 91.105(e)(1)) prior to the public hearing. The notice was also published in Spanish to address the needs of the Hispanic/Latino population, which is Vacaville’s largest minority concentration. The notice:

- Described the approximate amount of funding and range of possible activities,
- Stated where and how information may be obtained,
- Stated the date of the public hearing,
- Allowed 30 days for public comment prior to adoption of the Annual Action Plan, and
- Stated how the public can submit comments.

All comments received in writing, or orally at the public hearing, will be considered when finalizing this Annual Action Plan. A summary of any comments or views, and a summary of any comments or views not accepted and the reason will be attached to the document.

Copies of the Annual Action Plan were made available at Vacaville Public Libraries, the public counter of the City Manager’s Office in City Hall, the DHS office and on the City’s website.

In an effort to expand community involvement in the Annual Action 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 Annual Action Plan. The table below summarizes the groups contacted and information collected.

<b>Agency</b>	<b>How Agency was consulted with</b>
Vacaville Housing Authority	Provided data and/or input for Affordable Housing, Public Housing, and Lead Based Paint Annual Action Plan sections.
City of Vacaville Community Development Department	Consulted with to provide data and/or input for the Barriers to Affordable Housing section of the Annual Action Plan.
Solano County Department of Public Health	Consulted with to provide data and/or input for the Lead-Based Paint section of the Annual Action Plan.
Housing First Solano, Continuum of Care	Consulted with to provide data and/or input for Homelessness and Special Needs Annual Action Plan sections.
Vacaville Homeless Roundtable	Consulted with to provide data and/or input for Homelessness and Special Needs Annual Action Plan sections.
Caminar Solano County	Reviewed client data for the completion of Homelessness and Special Needs Annual Action Plan sections.

Opportunity House	Reviewed client data for the completion of Homelessness and Special Needs Annual Action Plan sections.
Community Action North Bay	Reviewed client data for the completion of Homelessness and Special Needs Annual Action Plan sections.
Community Action Partnership of Solano, JPA	Reviewed data for the completion of Homelessness and Special Needs Annual Action Plan sections.

**5. Summary of public comments**

Will be completed after the public notice period and public hearing has been completed.

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

Will be completed after the public notice period and public hearing has been completed.

**7. Summary**

The City of Vacaville 2016-2017 Annual Action 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.

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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	Vacaville, CA	
CDBG Administrator	Daniel Huerta	Department of Housing Services

**Table 1 – Responsible Agencies**

**Narrative (optional)**

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 the Community Development Block Grant program (CDBG) by the U.S. Department of Housing and Urban Development (HUD) [24 CFR Part 91]).

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**

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

### **1. Introduction**

In the development of the 2016-2017 Annual Action 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 low- and moderate- income persons, persons with mental health or substance abuse issues, persons who are currently homeless or at risk of becoming homeless, persons who are victims of domestic violence, persons with physical and mental disabilities, and youth or elderly persons.

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

The 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 Board member. The purpose of the CAP Solano JPA is to move people out of poverty and homelessness. The City participates with Solano County's Housing First Solano Continuum of Care. This group is made up of representatives from local government agencies and other organizations who are interested in sharing information and expanding and coordinating the services available to homeless and near homeless persons. As part of the Vacaville Homeless Roundtable, the City of Vacaville works closely with 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 of Vacaville 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
- Community Action North Bay

- Family Resource Center (City of Vacaville Police Department)
- Caminar
- Solano County Health & Social Services
- Solano County Public Health

As noted above, Vacaville has already established critical partnerships with local service providers. The DHS has established cooperative relationships with many agencies such as the Workforce Investment Board, the Memorandum of Understanding it has with the local CalWORKS and an agreement with the Department of Child Support Services offices to streamline client resources for the Vacaville Housing Authority; joint activities with the Vacaville and Travis Unified School Districts as members of the Youth Roundtable; joint activities with various social service, health care, and assisted living groups, Legal Services of Northern California, Solano County Library, and Area Agency on Aging as members of Senior Roundtable and the Memorandum of Understanding with the Solano County Department of Health and Social Services, Child Welfare Services Division in administration of HUD's Family Unification Program.

To better link services to the targeted population, DHS staff also maintains relationships with local, state, regional 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.**

CAP Solano, JPA is the designated Collaborative Applicant and Homeless Management Information System (HMIS) Lead Agency for the local Continuum of Care known as Housing First Solano. CAP Solano, JPA is the Community Action Agency for Solano County and receives direct entitlement funding through the Community Service Block Grant program (CSBG) from California Department of Community Services and Development (CSD). The City of Vacaville is one of the seven cities, along with the County of Solano, that comprise the CAP Solano JPA. CAP Solano JPA was established to provide oversight and coordination of homeless and safety net services to the residents of Solano County; to serve as the conduit for safety net funding support; to administer such funds and make grants available to non-profit entities for services to the homeless; to set policy and be the central agency for the oversight and technical assistance for the operation of homeless shelters, transitional housing, homeless assistance centers, community action councils and other safety net services; and to undertake such other programs as the Board of Directors may authorize. The City of Vacaville is a Board Member of the CAP Solano JPA and member of the Continuum of Care and serves on its Board of Directors.

HUD requires that Continuums of Care (COC) conduct an annual count of homeless persons who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night. Housing First Solano conducted this count in January 2016 and results from the account are pending. The COC also must conduct a count of unsheltered homeless persons every other year (odd numbered years). The City will participate in this process that is currently scheduled for January 2017.

Other member agencies of the COC have established private/non-profit partnerships to address the needs of homeless persons within the jurisdiction. For example, Community Action North Bay, a COC member agency serving homeless Veterans, through a partnership with the Veteran's Affairs (VA) office and Community Development Partners LP, a for-profit affordable housing developer, who in December 2015, received approvals from Vacaville City Council for the development of a 39 unit Veteran affordable housing project on Rocky Hill Road. The project will serve chronically homeless Veterans and Veteran families at 15 – 60% of area median income (\$11,175 - \$44,700 for a family of four, respectively) and provide on-site supportive services through Community Action North Bay and the VA. The project will follow the Housing First model and include on-site social supportive services for tenants. In April 2016, the project was approved for funding under round 2 of the Veteran's Housing and Homelessness Prevention Program, which provides funds to house and support chronically homeless Veterans.

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

Not applicable. The City of Vacaville does not receive ESG funds.

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

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

1	<b>Agency/Group/Organization</b>	Vacaville Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided data and/or input for Affordable Housing, Public Housing, and Lead Based Paint Annual Action Plan sections. The VHA will continue to administer Family Unification Program Vouchers targeted at families and former foster youth facing homelessness. The VHA was awarded 11 VASH Place Based Vouchers to address homeless Veterans and their families. 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	<b>Agency/Group/Organization</b>	City of Vacaville Community Development Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted with to provide data and/or input for the Barriers to Affordable Housing of the Annual Action Plan.-The Community Development Department made efforts to mitigate land use and development codes impacts through amendments to the Land Use and Development Code.
3	<b>Agency/Group/Organization</b>	Vacaville Homeless Roundtable
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Services-Education Services-Employment

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Needs Assessment Survey and consulted with to provide data and/or input for Homelessness and Special Needs Annual Action 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 through programs such as the "There's A Better Way" campaign.
4	<b>Agency/Group/Organization</b>	Opportunity House
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Reviewed client data for the completion of Homelessness and Special Needs Annual Action Plan sections.-The DHS will continue to work with the Vacaville Social Service Corporation in the development of public and private partnerships to increase access to funding for emergency and transitional housing.
5	<b>Agency/Group/Organization</b>	Solano County Department of Public Health
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted with to provide data and/or input for the Lead-Based Paint section of the Annual Action Plan.-The DHS will continue to 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 to improve coordination.
6	<b>Agency/Group/Organization</b>	Community Action Partnership of Solano, JPA
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Reviewed client data for the completion of Homelessness and Special Needs Annual Action 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. The DHS will also continue as the administrative and fiscal agent of the CA Solano JPA CSBG grant program.
7	<b>Agency/Group/Organization</b>	Housing First Solano
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted with to provide data and/or input for Homelessness and Special Needs Annual Action Plan sections.-The DHS will continue to participate in the Point-in-Time Count organized by Housing First Solano.
8	<b>Agency/Group/Organization</b>	Caminar Solano County
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Reviewed client data for the completion of Homelessness and Special Needs Annual Action Plan sections.-Caminar provided information on participant selection and screening, funding sources, and reporting requirements for its permanent housing programs located throughout Solano County. The DHS will continue to review information provided by Caminar Solano County regarding homelessness and the information provided will allow DHS to provide better quality referrals to those in need of coordinated services.
9	<b>Agency/Group/Organization</b>	Community Action North Bay (CAN-B)
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Reviewed client data for the completion of Homelessness and Special Needs Annual Action Plan sections. CAN-B provided information on participant selection and screening, funding sources, and reporting requirements for its permanent housing and transitional housing programs located throughout Solano County. The DHS will continue to review information provided by CAN-B regarding homelessness and the information provided will allow DHS to provide better quality referrals to those in need of coordinated services.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

The City of Vacaville will consider all agency types within the jurisdiction for consultation on the Annual Action Plan.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2008 Continuum of Care 10 Year Strategic Plan	Housing First Solano	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	Vacaville Housing Authority	Improve quality of assisted housing- Provide an improved living environment- Ensure equal opportunity and affirmatively further fair housing
Community Action Plan 2016-2017	Community Action Partnership Solano, JPA	Work closely other agencies in the County that serve low-income persons to increase coordination in providing services and advocacy to be more efficient and effective.
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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Sustainable Communities Strategy	Plan Bay Area	Regional Housing Need Allocation (RHNA) affordable housing requirements

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

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

**1. Summary of citizen participation process/Efforts made to broaden citizen participation**

**Summarize citizen participation process and how it impacted goal-setting**

On April 10, 2016, the City of Vacaville issued a public notice in *The Reporter*, in both English and Spanish, that the draft Community Development Block Grant (CDBG) Annual Action Plan (AAP) for PY 2016-2017 was 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, 2016 through May 10, 2016.

To foster review and comment from current program services and community stakeholders, copies of the 2016-2017 Annual Action Plan 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, the Vacaville Housing Authority, and Legal Services of Northern California.

Public comments will be accepted through May 10, 2016, when the City of Vacaville will hold a public hearing regarding approval of the Annual Action Plan.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/ attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
1	Newspaper	General Population Spanish and English				
2	Public hearing	General population				
3	Internet – posting of Draft AAP	General population				<a href="http://www.cityofvacaville.com/modules/showdocument.aspx?documentid=6011">http://www.cityofvacaville.com/modules/showdocument.aspx?documentid=6011</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The anticipated resources identified in the strategic plan section of the Consolidated Plan describes the City of Vacaville's financial resources for the duration of the 2015-2020 planning period. 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
- Home Grant Funds
- HUD Housing Counseling Grant Funds
- Low and Moderate Income Housing Asset Funds
- Housing Choice Voucher Program (Section 8) Funds

**Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder 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	436,591	0	115,022	554,813	1,309,773	Community Development Block Grant
LIHAF	public - federal	Acquisition Housing	670,293	0	0	670,293	2,010,879	Low Income Housing Asset Fund
Section 8	public - federal	Housing	13,128,244	0	0	13,128,244	39,384,732	Housing Choice Voucher (Section 8) Program
Other HOME	public - state	Housing	500,000	0	0	500,000	500,000	Anticipated award from the California Department of Housing and Community Development for down payment assistance for low/moderate income households

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other Housing Counseling Grant	public - federal	Other	15,000	0	0	15,000	45,000	Anticipated award from HUD for operation of the City of Vacaville Housing Counseling Center. Award amount based on previous award years.
Other CalHOME	public - state	Other	75,000	0	0	75,000	0	Down payment assistance for low/moderate income households
Other Housing Parks Related Grant	public - state	Public Improvements	236,100	0	0	236,100	185,400	Funds will be used toward the construction of the Brown Street Multi-Purpose Facility and other City eligible projects.

**Table 5 - 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. The grant money provided by HUD will allow organizations and the City of Vacaville to successfully meet the needs of the community's most vulnerable members.

CDBG funds are planned to be leveraged with City of Vacaville gas tax funds for ADA and street improvements originally initiated by the City's ADA Advisory Committee to provide accessible sidewalk and ramp improvements and other street improvements on Merchant Street.

CDBG funds are planned to be leveraged with Housing Related Parks Program grant funds to initiate an Environmental Review under the National Environmental Protection Act (NEPA) for the required Environmental Impact Statement (EIS) on the planned development of the Brown Street Multi-Purpose Facility.

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

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

In December 2015, the City Council approved an Amended and Restated Disposition, Development, and Loan Agreement (ARDDLA) between the City of Vacaville and Trower Housing Partners, L.P. (Trower Partners) for the development of a 39 unit Veteran affordable housing project on Rocky Hill Road. The site is a 1.42-acre vacant parcel located on the west side of Rocky Hill Road, adjoining the southeast corner of Trower Park.

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. The City of Vacaville completed 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) and the second of two phases of rehabilitation and new construction activity in the Callen Street and Rocky Hill Strategy Areas has been initiated. Project completion will result in 66 affordable units.

The City of Vacaville is currently reviewing proposed affordable housing projects on publically owned land. A project that proposes a six unit single-family, detached, planned development of for-sale units for households with incomes at or below 50% of area median income on Scoggins Court/ East Monte Vista. In addition, the City is reviewing a senior affordable housing project for the construction of 60 senior housing units on a 1.82-acre vacant lot on the corner of Elmira Road and Shasta Drive. The Trower and Mariposa Neighborhood Centers are public facilities

currently under lease with youth service organizations in order to maintain services in the CDBG Target Areas. Through Facility Use Agreements, youth service organizations are enabled to keep the centers operating. Trower Neighborhood Center is operated by the CDBG sub-recipient Vacaville Neighborhood Boys & Girls Club and serves youth within the CDBG Target Area. Child Start and The Fathers House operate programs from the Mariposa Neighborhood Center and provide preschool and youth programming within the CDBG Target Area.

### **Discussion**

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

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### 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: \$65,938	Public service activities other than Low/Moderate Income Housing Benefit: 180 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 - Youth Public Facility - Child Care Special Needs - Accessibility	CDBG: \$311,286	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,418 Persons Assisted
3	Homeownership Assistance	2015	2020	Affordable Housing	Core Target Area Leisure Town Target Area Mariposa Target Area	Housing - Homeownership Assistance	CalHOME Funds: \$75,000 HOME: \$500,000 Housing Counseling Grant Funds: \$15,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted  Public service activities for Low/Moderate Income Housing Benefit: 105 Households Assisted
4	Affordable Housing	2015	2020	Affordable Housing	Core Target Area Leisure Town Target Area Mariposa Target Area	Housing - Rental	Section 8: 13,128,244  LIHAF: 670,293	Tenant-based rental assistance / Rapid Rehousing: 2,309 Households Assisted

**Table 6 – Goals Summary**

#### Goal Descriptions

1	<b>Goal Name</b>	Support Public Services
	<b>Goal Description</b>	Public Services funding for Vacaville Neighborhood Boys and Girls Club and The Leaven.
2	<b>Goal Name</b>	Improving Public Facilities and Infrastructure
	<b>Goal Description</b>	Development, rehabilitation, and/or improvement projects that will extend the life of public facilities throughout the City.
3	<b>Goal Name</b>	Homeownership Assistance
	<b>Goal Description</b>	Direct financial assistance through CalHOME Down Payment Assistance Program and First Time Homebuyer Pre Purchase Housing Counseling Services.
4	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Expand affordable housing choice through the administration of the Section 8 Housing Choice Voucher Program, monitor existing affordable housing agreements, and partner with private developers for development/rehabilitation of affordable housing in the jurisdiction.

**Table 7 – Goal Descriptions**

**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 91.215(b):**

Approximately 14,316 families will be provided affordable housing through participation in the Section 8 Housing Choice Voucher Program. Approximately another 1,050 families will be provided affordable housing through 106 affordable agreements monitored by the city. An additional 66 units of affordable housing serving families between 30% and 60% of area median income will be completed from phase two of the Callen Street project.

This year, DHS anticipates receiving \$500,000 in HOME grant funds leveraged with an estimated \$75,000 in remaining CalHOME grant funds for first time homebuyer down payment assistance loans. These funds are anticipated to assist 10 qualifying households under 80% of area median income with down payment assistant loans for first time homebuyers.

## 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 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.

#	Project Name
1	Section 108 III - Brown Street Land
2	Planning and Administration
3	Public Facilities & Improvements
4	Public Services

**Table 8 – 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, and other faith-based organizations.

**Public Facilities:** The City has allocated CDBG funding for environmental review for the development and construction of a public facility to provide youth focused activities and social services in the Core Target area. This multi-purpose facility will contain shared office space available for non-profits to manage supportive services programs. The facility will also include a multi-purpose community room that can be divided into smaller classrooms. The community room will offer amenities such as Wi-Fi, white boards, and flat screen monitors and would be available to local community-based organizations and non-profits for classes, trainings, and community meetings designed to meet the special recreational, educational, vocational, and social needs of youth, senior citizens, and low-income residents in the area.

Public Improvements: In an effort to remove barriers that restrict mobility and accessibility of elderly and the severely disabled persons, and other critical public infrastructure improvements, improvements in the Core Target area include: accessible ramp installation, street lighting relocation and street lighting improvements.

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.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

**Table 9 – Project Summary**

<b>1</b>	<b>Project Name</b>	Section 108 III - Brown Street Land
	<b>Target Area</b>	Core Target Area
	<b>Goals Supported</b>	Improving Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facility - Parks and Recreation
	<b>Funding</b>	CDBG: \$89,669
	<b>Description</b>	Section 108 loan guarantee funds were used for acquisition of property on Brown Street to be retained for the same use. Funds will be used to pay principle and interest on Section 108 loan.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Brown Street next to William J. Carroll county services building.
<b>Planned Activities</b>	Section 108 Loan Payment	
<b>2</b>	<b>Project Name</b>	Planning and Administration

	<b>Target Area</b>	Core Target Area Leisure Town Target Area Mariposa Target Area
	<b>Goals Supported</b>	Support Public Services Improving Public Facilities and Infrastructure Affordable Housing Homeownership Assistance
	<b>Needs Addressed</b>	Housing - Homeownership Assistance Public Service - Housing Counseling Public Facility - Youth Special Needs - Accessibility Housing - Homeless Public Service - Youth
	<b>Funding</b>	CDBG: \$87,918
	<b>Description</b>	Administration of the CDBG program
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Vacaville Social Service Center 40 Eldridge Ave Suite 12 Vacaville, CA 95688
	<b>Planned Activities</b>	Administration of the CDBG program
<b>3</b>	<b>Project Name</b>	Public Facilities & Improvements
	<b>Target Area</b>	Core Target Area Mariposa Target Area
	<b>Goals Supported</b>	Improving Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facility - Community Center Public Facility - Youth Public Facility - Child Care Public Service - Youth Special Needs - Domestic Violence Special Needs - Substance Abuse
	<b>Funding</b>	CDBG: \$311,286
	<b>Description</b>	Public Facilities & Improvements.

	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 female head of household families – It’s About my Baby 30 adults – Solano Catholic Charities 1000 families – VacaFISH 1193 HCV Participants 180 youth
	<b>Location Description</b>	Vacaville Social Service Center 40 Eldridge Ave Suite 1-10 Vacaville, CA 95688  Trower Center 100 Holly Lane Vacaville, CA 95688  Mariposa Center1625 Alamo Drive Vacaville, CA 95688  600-700 Merchant Street, Vacaville, CA
	<b>Planned Activities</b>	Vacaville Social Service Center Improvements Mariposa and Trower Center Improvements Merchant Street ADA and Street Improvements Brown Street Multi-Purpose Facility
<b>4</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	Core Target Area Mariposa Target Area
	<b>Goals Supported</b>	Support Public Services
	<b>Needs Addressed</b>	Public Service - Youth
	<b>Funding</b>	CDBG: \$65,939

<b>Description</b>	(1) Operation of Neighborhood Center; (2) After school programs for at risk youth.
<b>Target Date</b>	6/30/2017
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	180 Youth
<b>Location Description</b>	Trower Center 100 Holly Lane Vacaville, CA 95688  The Leaven 1501 Alamo Drive Vacaville, CA 95688
<b>Planned Activities</b>	Vacaville Neighborhood Boys and Girls Club Program  The Leaven Program

**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**

During PY 2016-2017, assistance will be directed to the Core and Mariposa Target Areas.

**Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Core Target Area	90
Mariposa Target Area	10

**Table 10 - Geographic Distribution**

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

The rationale for this distribution is that it is based on the City’s commitment to 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**

Approximately 73.98% of all households in the Core Target Area have incomes less than 80% of area median income. Approximately 62.37% of all households in the Mariposa Target Area earn less than 80% of area median income. The City of Vacaville has prioritized funding in these target areas because it is the City of Vacaville’s goal to promote a viable community by creating a concentration of activity for strategic and visible impacts that deliver greater efficiencies and generates positive changes within the community. Services to the youth have continued in this area through the City of Vacaville’s partnership with The Father’s House, which provides youth oriented activities for ages 6 – 18 and through Child Start which provides day care pre-school activities. The Vacaville Neighborhood Boys and Girls Club provide services to youth in the Core Target Area and have operated the Trower Neighborhood Center with the assistance of CDBG funds.

## Affordable Housing

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

#### Introduction

There are a number of housing initiatives that will be implemented during the 2016-2017 Program Year to support homeless and non-homeless residents who are in need of safe and affordable housing. The special-needs population will be served through a collaborative effort among social services agencies countywide for rental housing. Rental assistance will also be available through HUD Section 8 Voucher which is administered by the Vacaville Housing Authority.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	30
Non-Homeless	1,259
Special-Needs	0
Total	1,289

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	14,316
The Production of New Units	56
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	14,382

**Table 12 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The Opportunity House is a 48-bed homeless facility located in the Core Target area. It is operated by Vacaville Social Services Corporation, who also administers a transitional housing program. In addition to providing food and shelter to homeless individuals and families, the shelter implements a three-step program that promotes self-sufficiency. By the time an individual moves to the third and final step of the program, they are employed, seeking affordable housing, have the knowledge to create and manage a budget, and have a savings fund.

The Vacaville Housing Authority currently provides rental subsidy to approximately 1,193 low-

income individuals and families each month who would otherwise be at imminent risk of homelessness including 50 vouchers set aside under the Family Unification Program (FUP). The FUP vouchers serve two different populations:

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

In November 2015, the Vacaville Housing Authority was awarded 11 Veterans Administration Supportive Housing (VASH) project-based vouchers aimed at reducing homelessness among veterans and their families the vouchers will support the planned development of a new construction Veteran affordable housing project on Rocky Hill Road. At the December 8, 2015 City Council meeting, Council approved an Amended and Restated Disposition, Development, and Loan Agreement (ARDDLA) between the City of Vacaville and Trower Housing Partners, L.P. (Trower Partners). The project will serve chronically homeless Veterans and Veteran families at 15 – 60% of area median income (\$11,175 - \$44,700 for a family of four, respectively). The project will follow the Housing First model and include on-site social supportive services for tenants. In April 2016, the project was approved for funding under round 2 of the Veteran's Housing and Homelessness Prevention Program, which provides funds to house and support chronically homeless Veterans. The Section 8 program, FUP and VASH project based vouchers serve approximately 1,200 households in Vacaville. The Housing Choice Voucher program ensures that extremely low and low-income families and individuals obtain decent, safe, and sanitary housing at an affordable level in the private market through rent subsidies.

Construction of the Callen Street Apartments project is nearing completion and units will be certified for occupancy during the 2016-17 program year. The project replaced 14 existing apartment buildings (56 multi-family units) with 8 new buildings (56 multi-family units). The new apartment buildings include three two-story models, and a community room. The buildings include one-bedroom and two-bedroom apartments ranging from 625 sq. ft. to 903 sq. ft. of floor area, and a 789 sq. ft. community room. The project also includes rehabilitation of 10 existing units. The project includes a management office, an exercise room, and maintenance storage. Completion is scheduled in Spring 2017.

The City of Vacaville is currently reviewing proposed affordable housing projects on publically owned land. A project that proposes a six unit single-family, detached, planned development of for-sale units for households with incomes at or below 50% of area median income on Scoggins Court/ East Monte Vista. In addition, the City is reviewing a senior affordable housing project for the construction of 60 senior housing units on a 1.82-acre vacant lot on the corner of Elmira Road and Shasta Drive.

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

### **Introduction**

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

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

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

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

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

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

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

### **Discussion**

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

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

### **Introduction**

As part of Community Action Partnership (CAP) Solano JPA, the City of Vacaville works closely in the planning, coordination, and implementation of these activities. The Continuum of Care program is coordinated through Housing First Solano. CAP Solano, JPA serves as the Collaborative Applicant as well as the HMIS Lead to Housing First Solano. This allows Housing First Solano to execute required activities such as the Point in Time Count and implementing Coordinated Entry and to meet other requirements for the Continuum of Care funding. The City of Vacaville is an active board member of Housing First Solano and CAP Solano JPA.

The City of Vacaville works with social services agencies that provide housing supportive services to special needs populations who are not homeless in an effort to reach extremely low- and very low-income households. For example, 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.

In October of 2014, the City of Vacaville formed the Homeless Roundtable to coordinate projects, service delivery and to establish a base for coordinating tracking of resources available to the homeless. 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, mental health, transportation, employment, housing, and mentoring programs
- Opportunity House and Mission Solano Homeless Shelter
- Salvation Army
- Other various community organizations and members that serve the homeless and/or have interest in or concern about the homeless in Vacaville.
- 

The Roundtable was included as a City of Vacaville Strategic Plan item in the 2015-2017 document.

The City of Vacaville also works with The Vacaville Opportunity House, a member of the Vacaville Homeless Roundtable, to identify and develop strategies that support and promote emergency shelter and transitional housing in the city. The Opportunity House is a 48-bed homeless facility located in the Core Target area. It is operated by Vacaville Social Services Corporation, who also administers a transitional housing program. In addition to providing food and shelter to homeless individuals and families, the shelter implements a three-step program that promotes self-sufficiency. By the time an individual moves to the third and final step of the program, they are employed, seeking affordable housing, have the knowledge to create and manage a budget, and have a savings fund.

## **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 JPA, which builds capacity for non-profit, faith-based and government agencies to move people out of poverty and/or homelessness and Housing First Solano, which is a group 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. The City is an active participant on the CAP Solano JPA and Housing First Solano boards. The City will participate in the unsheltered Point in Time Count coordinated by Housing First Solano. The City will continue to attend General Membership, Board, and Sub-Committee meetings over the next year in an effort to maintain relationships with local, state, and federal agencies and to increase coordination and organization of services provided to address homelessness.

In October 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 has been posted on the City's web-site and will be updated to reflect the increasing resources and organization in the community. Through the Roundtable's efforts, "There's a Better Way", was coordinated and implemented by a local faith-based organization to address the homeless issues in Vacaville. In the past year, "There's a Better Way" has developed a homeless Navigator program. Trained Navigators reach out to the local homeless population at an individual level in order to educate and assist in obtaining services. During the 2016 winter months, the program successfully partnered with Mission Solano, (a non-profit faith-based organization who specializes in providing food, shelter, clothing, counseling, education and job skills training to Solano County citizens) other faith-based organizations in Vacaville, to launch the "Vaca El Nino Emergency Sheltering" program. This program provided emergency shelter to homeless individuals and families during the El Nino rainy season. The program provided an average of 19 emergency shelter beds per night over 9 weeks and assisted 14 individuals in obtaining long-term housing care through connections with other social service programs in the County. DHS staff will continue to attend Homeless Roundtable meetings over the next year in an effort to maintain relationships with local, state, and federal agencies and to increase coordination and organization of services provided to address homelessness.

The City of Vacaville Police Department recently formed the Community Response Unit (CRU). Partially funded by a COPS Grant, this quality-of-life "community policing" unit will begin focusing on homelessness issues once it becomes fully operational in May 2016. A primary responsibility of this unit will be interacting with homeless persons and connecting them with resources.

## **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 Opportunity House is currently the only emergency shelter and transitional housing program based in the City of Vacaville. The City will also work with non-profit affordable housing providers to expand the supply of emergency and transitional housing. Due to funding restraints, as funding opportunities are made available for emergency shelter and transitional housing, the City will work towards developing private/non-profit partnerships in order to access funding and address homeless needs identified in the community as part of the 2015-2020 Consolidated Plan.

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

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

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

The VHA receives referrals from the Solano County Child Welfare Department (CWS) and First Place for Youth (FPFY). Families referred by CWS will have at least 6 months of case management to ensure the families' success under the program. Youth referred by FPFY agree to participate in individualized success plans to develop the skills necessary for successful independent living. The VHA will maintain 100% utilization of the 50 FUP vouchers to provide affordable housing for these families.

In November 2015, the Vacaville Housing Authority was awarded 11 Veterans Administration Supportive Housing (VASH) project-based vouchers aimed at reducing homelessness among veterans and their families. The vouchers will be used to support the City approved development of a 39 unit new construction affordable housing project on Rocky Hill Road. The project will serve chronically homeless Veterans and Veteran families at 15 – 60% of area median income (\$11,175 - \$44,700 for a family of four, respectively). The project will follow the Housing First model and include on-site supportive services for tenants to assist them in maintaining

permanent housing. In April 2016, the project was awarded funding under round 2 of the Veteran's Housing and Homelessness Prevention Program, which provides funds to house and support chronically homeless Veterans.

In the past year, "There's a Better Way" has developed a homeless Navigator program in order to reach out to the local homeless population at an individual level in order to educate and assist homeless in obtaining services. During the 2016 winter months, the program has successfully partnered with Mission Solano, (a non-profit faith-based organization who specializes in providing food, shelter, clothing, counseling, education and job skills training to Solano County citizens) other faith-based organizations in Vacaville, City and County agencies to launch the "Vaca El Nino Emergency Sheltering" campaign. The objective of the campaign was to provide one week of emergency shelter to homeless individuals and families during the El Nino rainy season. During the campaign, the program provided an average of 19 emergency shelter beds per night over 9 weeks and assisted 14 individuals in obtaining long-term housing care through connections with other social service programs in the County.

Community Action North Bay (CANB) provides housing and safety net services to assist those-in-need in living healthy and productive lives. CANB serves veterans, the physically and mentally disabled, seniors, and other vulnerable persons living in Solano County who are socially and economically at risk. The City of Vacaville, Vacaville Housing Authority, Veterans Affairs, CANB, and Community Development Partners are working in collaboration on the development of the Rocky Hill Veterans Project. CANB will be contracted to provide the in-house support services required of the project.

Caminar Solano County provides professional services and programs to people with mental, physical, and developmental disabilities. As a member of the Board of Directors of the Continuum of Care, Caminar and the City of Vacaville work closely to move people out of poverty and/or homelessness.

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

The City will continue to maintain close working relationships 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.

## **Discussion**

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 Sustainability Block Grant (CSBG) program. The CSBG funds are to be spent on employment, education, income management, housing, nutrition, emergency services, and health through selected organizations and agencies providing social services to families and individuals with incomes below the federal poverty level.

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

### **Introduction**

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.

**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**

Efforts have been made to mitigate land use and development code impacts in recent years. In January 2015, Council approved an amendment of the Land Use and Development Code for the purpose of implementing State housing law and Housing Policy identified in the City's 2007-2014 Housing Element. The change was in response to the 2007 SB 2 "Fair Share Zoning" law, requiring that transitional and supporting housing types be treated the same as residential uses, and that they be explicitly permitted within residential zoning districts, subject to the same development standards applied to other residential developments within the same zoning designation. The following definitions were applied:

- Transitional housing refers to rental housing developments that are operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time.
- Supportive housing is housing with no limit on length of stay that is occupied by the target population, and that is linked to onsite or offsite serviced that assist the supporting housing resident.
- Target population means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Service Act, and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

To implement Housing Element Policy, which demonstrates compliance with the Fair Share Zoning law, the following Code amendments were enacted:

1. Amendment to Chapter 14.02.016, Uses a. Remove “Transitional Housing” and “Supportive Housing” from the “Social Services Facilities” definition.
  - a. Provide individual definitions for “Transitional Housing” and “Supportive Housing” in a manner consistent with the definitions provided by Section 50675 of the California Health and Safety Code.
2. Amendment to Chapter 14.09.075, Residential Districts, Summary of Uses in Residential Zoning Districts
  - a. Defined “Transitional Housing” and “Supportive Housing” as permitted accessory uses to single-family dwellings and multi-family dwellings.
  - b. Included “Transitional Housing” and “Supportive Housing” in Table 14.09.075.01 Summary of Uses in Residential Zoning Districts and identify these uses as permitted uses in all residential zoning districts.
  - c. Include a footnote to Table 14.09.075.01(14) stating that pursuant to Government Code Section 65583(5), transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions

## **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, Youth Services and after school programs and Parks/Recreational Centers were identified as underserved needs. In addition to the CDBG public service dollars used by the Vacaville Neighborhood Boys and Girls Club and The Leaven that are funded to address these needs, space is provided at the Mariposa Neighborhood Center to the Child Start/Head Start program of NAPA/Solano to provide early education to low-income families and to The Father's House to provide no-cost after school programming for low- and moderate- income families.

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

In November 2015, the Vacaville Housing Authority was awarded 11 Veterans Administration Supportive Housing (VASH) project-based vouchers aimed at reducing homelessness among veterans and their families. The vouchers will be used to support the City approved development of a 39 unit new construction affordable housing project on Rocky Hill Road. The project will serve chronically homeless Veterans and Veteran families at 15 – 60% of area median income (\$11,175 - \$44,700 for a family of four, respectively). The project will follow the Housing First model and include on-site social supportive services for tenants. In April 2016, the project was approved for funding under round 2 of the Veteran's Housing and Homelessness Prevention Program, which provides funds to house and support chronically homeless Veterans.

Construction of the Callen Street Apartments project is nearing completion and units will be certified for occupancy during the 2016-17 program year. The project replaced 14 existing apartment buildings (56 multi-family units) with 8 new buildings (56 multi-family units). The new apartment buildings include three two-story models, and a community room. The buildings include one-bedroom and two-bedroom apartments ranging from 625 sq. ft. to 903 sq. ft. of floor area, and a 789 sq. ft. community room. The project also includes rehabilitation of 10 existing units. The project includes a management office, an exercise room, and maintenance storage. Completion is scheduled in Spring 2017.

The City of Vacaville is currently reviewing proposed affordable housing projects on publically owned land. A project that proposes a six unit single-family, detached, planned development of for-sale units for households with incomes at or below 50% of area median income on Scoggins Court/ East Monte Vista. In addition, the City is reviewing a senior affordable housing project for

the construction of 60 senior housing units on a 1.82-acre vacant lot on the corner of Elmira Road and Shasta Drive.

In order to maintain affordable housing, the Department of Housing Services (DHS) staff conducts annual and/or semi-annual compliance monitoring on 106 affordability agreements each year. Projects that have received redevelopment funds and/or HOME funds for housing subsidies and have entered into Regulatory/Affordability Agreements are required to maintain affordability on units for the life of the agreement. As a lender on 1,051 affordable housing units in the City, as requests are received, the City will support rehabilitation efforts such as through California Tax Credit Allocation Committee financing.

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

CalHOME Down Payment Assistance Program: The CalHome loan program, administered by the City of Vacaville, 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 Housing Authority will assist households with identifying and accessing various housing, social service, and education/vocational programs, through its collaborative efforts with the Solano Employment Connection and social service agencies.
- Vacaville Housing Authority will continue to promote the Family Self-Sufficiency Program for Section 8 Housing Choice Voucher holders and actively recruit new households to participate to assist them in achieving economic independence through a stable housing situation.
- City of Vacaville will continue its policy of promoting a jobs/housing balance to ensure jobs requiring a variety of training and skill levels, and affordable housing is available to all income groups.
- Vacaville will continue to support programs like the Vacaville Neighborhood Boys and Girls Club to keep Vacaville's youth in school to enhance their employability.
- Vacaville will continue to work towards ensuring youth services continue to be provided at the Mariposa Center. The City entered into a lease agreement with Child Start and 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. This program serves the children of families residing in the Mariposa CDBG Target Area with tutoring, reading, and recreational activities.
- 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.

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

During the 2016-2017 program year, DHS staff will continue as the administrator of the Community Services Block Grant (CSBG) program on behalf of CAP Solano JPA. 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.

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

Enhanced coordination between public and private housing and social service agencies is planned with the upcoming affordable housing and permanent supportive housing project in Vacaville previously mentioned as the Rocky Hill Veterans Project.

In November 2015, the Vacaville Housing Authority was awarded 11 Veterans Administration Supportive Housing (VASH) project-based vouchers aimed at reducing homelessness among veterans and their families. The vouchers will be used to support the City approved development of a 39 unit new construction affordable housing project on Rocky Hill Road. Coordination with the Veterans Affairs (VA) office is required in administering the VASH project-based vouchers. The VA provides case management services to VASH voucher tenants coupled with supportive services provided by the non-profit service provider, Community Action North Bay. The project is planned to also provide resident services from LifeSTEPS on-site.

The project will serve chronically homeless Veterans and Veteran families at 15 – 60% of area median income (\$11,175 - \$44,700 for a family of four, respectively). The project will follow the Housing First model and include on-site supportive services for tenants to assist them in maintaining permanent housing. In April 2016, the project was awarded funding under round 2 of the Veteran's Housing and Homelessness Prevention Program, which provides funds to house and support chronically homeless Veterans.

Another coordinated effort to enhance public and private social service agencies and housing agencies is the Vacaville Homeless Roundtable. Through coordination with City staff and non-profit and faith-based organizations, “There’s a Better Way” campaign was formed to enhance coordination amongst service providers. In the past year, “There’s a Better Way” has developed a homeless Navigator program in order to reach out to the local homeless population at an individual level in order to educate and assist homeless in obtaining services. During the 2016 winter months, the program has successfully partnered with Mission Solano, (a non-profit faith-based organization who specializes in providing food, shelter, clothing, counseling, education and job skills training to Solano County citizens) other faith-based organizations in Vacaville, City and County agencies to launch the “Vaca El Nino Emergency Sheltering” campaign. The objective of the campaign was to provide one week of emergency shelter to homeless individuals and families during the El Nino rainy season. During the campaign, the program provided an average of 19 emergency shelter beds per night over 9 weeks and assisted 14 individuals in obtaining long-term housing care through connections with other social service programs in the County.

With respect to economic development, the City plans to participate in a regional coordinated effort to improve economic development opportunities in the County through a partnership with neighboring jurisdictions and Solano County. Development of a strategic plan and evaluation of participating City’s current economic vitality is currently underway.

**Program Specific Requirements**

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

**Introduction**

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

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

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

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

**Other CDBG Requirements**

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

**Discussion**

All CDBG funds within the period of the approved Consolidated Plan will be spent primarily on low and moderate income beneficiaries, less the 20% Planning and Administration allowance.