



COMMUNITY DEVELOPMENT BLOCK GRANT
CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT
2016-2017

City of Vacaville

Department of Housing Services

40 Eldridge Ave, Suite 2

Vacaville, CA 95688

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The Consolidated Annual Performance and Evaluation Report (CAPER) is a U.S. Department of Housing and Urban Development (HUD) mandated report for all communities that receive Community Development Block Grant (CDBG) funding. The CAPER details the success of the City of Vacaville (City) in meeting the housing and community development strategies outlined in its Department of Housing and Urban Development (HUD)-approved Consolidated Plan.

This is the first year of the Five-Year Consolidated Plan period which covers years 2015-2016. In Program Year (PY) 2015-2016, the City received \$431,032 in annual CDBG entitlement funding to address priority needs in the community. In addition, the City re-programmed \$138,779 in funds from the previous year. The City does not receive direct entitlement funding for the HOME, HOPWA and ESG programs.

The following goals were identified in the Consolidated Plan and Annual Action Plan for PY 2015-2016:

- Support Affordable Housing
- Support Homeownership Assistance
- Improve Public Facilities and Infrastructure
- Support Public Services

Major initiatives and highlights for PY 2015-2016:

- The Vacaville Housing Authority was awarded 11 project-based Veteran Affairs Supportive Housing (VASH) vouchers from HUD for a new construction project at Rocky Hill Road serving chronically homeless Veterans and Veteran families. The project includes on-site supportive services and will increase the affordable housing stock with an additional 39 units of new construction. The project is anticipated to start construction December 2016.
- In April 2016, the Vacaville Housing Counseling Center was awarded \$12,146 HUD grant and expanded its services to include group and individual financial literacy counseling, post-purchase counseling, and workshops on affordable housing options in Vacaville. The City of Vacaville was awarded an additional \$17,244 grant to be spent in PY 16-17 from HUD for comprehensive housing counseling activities.
- The City of Vacaville was awarded \$500,000 from the California Department of Housing and Community Development (HCD) for the HOME Investment Partnership Program. The funds will be used for the City's First-Time Homebuyer Program to provide approximately

10 loans to low- and moderate- income residents.

- The City of Vacaville was awarded \$333,550 from HCD for the Housing-Related Parks Program (HRPP). The goal of the HRPP is to increase the overall supply of housing affordable to lower-income households by providing financial incentives for the creation, expansion, or renovation of community park and recreation amenities. The funds are being allocated towards the completion of the Rocky Hill Trail pedestrian and bicycle path through a non-profit community garden with landscaping water connection along the entire trail. Funds are also partly allocated to the development of a community room in the Brown Street multi-purpose facility.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Funding	Outcome								
			Indicator	Expected	Actual	Unit of Measure	Percent complete				
Affordable Housing	Affordable Housing		Tenant-based rental assistance / Rapid Rehousing	1193	1161	Households Assisted	97.32 %				
Homeownership Assistance	Affordable Housing										
		<table border="1"> <thead> <tr> <th>Source</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Housing Counseling Grant Funds</td> <td>\$50,000.00</td> </tr> </tbody> </table>	Source	Amount	Housing Counseling Grant Funds	\$50,000.00	Public service activities for Low/Moderate Income Housing Benefit	75	274	Households Assisted	365.33 %
		Source	Amount								
Housing Counseling Grant Funds	\$50,000.00										
	Direct Financial Assistance to	50	12	Households Assisted	24.00 %						

			Homebuyers				
Improving Public Facilities and Infrastructure	Non-Housing Community Development		Indicator	Expected	Actual	Unit of Measure	Percent complete
			Public service activities other than Low/Moderate Income Housing Benefit	1125	3099	Persons Assisted	275.47 %
Support Public Services	Non-Housing Community Development		Indicator	Expected	Actual	Unit of Measure	Percent complete
			Public service activities other than Low/Moderate Income Housing Benefit	1125	855	Persons Assisted	76.00 %

Table 1- Accomplishments – Program Year

Goal	Category	Funding		Outcome				
		Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete
Affordable Housing	Affordable Housing	LIHTC	\$4,050,000.00					

		Section 8	\$43,500,000.00	Rental units constructed	94	0	Household Housing Unit	0.00 %
				Rental units rehabilitated	262	64	Household Housing Unit	24.43 %
				Tenant-based rental assistance / Rapid Rehousing	5965	1161	Households Assisted	19.46 %
Homeownership Assistance	Affordable Housing			Indicator	Expected	Actual	Unit of Measure	Percent complete
		Source	Amount	Public service activities for Low/Moderate Income Housing Benefit	375	274	Households Assisted	73.07 %
		Other	\$1,504,365.00	Direct Financial Assistance to Homebuyers	20	12	Households Assisted	60.00 %
Improving Public Facilities and Infrastructure	Non-Housing Community Development	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete
		CDBG	\$2,650,160.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	1125	3099	Persons Assisted	275.47 %

				Public service activities other than Low/Moderate Income Housing Benefit	0	0	Persons Assisted	0 %
Support Public Services	Non-Housing Community Development			Indicator	Expected	Actual	Unit of Measure	Percent complete
		Source	Amount	Public service activities other than Low/Moderate Income Housing Benefit	875	855	Persons Assisted	97.71 %
		CDBG	\$323,270.00					

Table 2 - Accomplishments –Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Support of Affordable Housing:

- The Callen Street Phase I project (rehabilitation of 64 affordable units) was completed during PY 2015. The project consists of a scattered site rehabilitation project with 12 units at Rocky Hill Road and 52 units at Bennett Hill Court. CDBG funds were not allocated to this project.
- The Callen Street phase II project (new construction of 56 units and rehabilitation of 10 units) of 66 affordable housing units was expected to be complete during PY 2015, however delays in construction pushed back the completion into PY 2016. The project was funded through Low Income Housing Tax Credits (LIHTC), tax-exempt bonds and 2006 housing bond proceeds from former redevelopment funds. CDBG funds were not allocated to this project.
- The Rocky Hill Veteran's project is scheduled to start construction in December 2016. The project is financed through multiple sources including; LIHTCs, tax-exempt bonds, Veteran Housing and Homeless Prevention Program, VASH Project Based Vouchers, and an Affordable Housing Program grant among other sources. CDBG funds were not allocated to this project.

Support for Homeownership Assistance:

- City administration of down payment assistance loans for low-income (below 80% of area median income) first time homebuyers continued during PY 2015-2016. Twelve eligible first-time home buyers were provided with \$580,907 in CalHOME funded down payment assistance loans to purchase a home. Although the City was short in meeting the goal of assisting 50 first-time homebuyers for the year, the City was able to secure HOME funds of an additional \$500,000 for first-time homebuyer loans. Also, considering current market conditions, rising home costs have placed many qualifying homebuyers out of range for the program.
- The Vacaville Housing Counseling Center provided Pre-Purchase education to 274 clients in group and individual settings.

Improvement of Public Facilities and Infrastructure

- The City spent \$22,951 in CDBG funds on public facility improvements to the Trower Center. The Vacaville Neighborhood Boys and Girls Club (VNBGC) provides services to youth in the Trower Center. The improvements replaced outdated windows and air conditioning units to increase energy efficiency of the building.

Support of Public Services

- The City of Vacaville provided \$59,655 in public service funds to the Vacaville Neighborhood Boys and Girls Club (VNBGC) to provide services to youth. The funds were provided to VNBGC as a sub-recipient for operational staffing and supply costs associated with program activities held at the Trower Neighborhood Center where 254 unduplicated and 585 duplicated youth received services in PY 2015-2016.
- The VNBGC expanded its services to three new locations in Vacaville. The Acacia site is located at the Orchard/Maples apartments serving children age 6-12. There is a new Vaca-Pena Middle School location providing activities for middle school students age 12-14. In addition, a new Teen Center focuses on youth development activities for teens age 13-18.
- The City of Vacaville provided \$5,000 through the CDBG program to The Leaven youth development program that served 22 unduplicated youth.
- The Leaven opened its new location at the Alamo Gardens Apartments. With the help of community volunteers, The Leaven replaced flooring, installed new windows, and made other repairs that turned a once fire damaged, two-bedroom space into a center with tables and chairs, a snack nook with a sink and microwave, bathrooms, a library niche and even study spaces. Youth and children will receive homework help, reading time and playtime, which will include time for mentoring, conflict resolution and more. Participants also will be served healthy snacks. CDBG funds were not allocated to this project.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	911
Black or African American	507
Asian	86
American Indian or American Native	20
Native Hawaiian or Other Pacific Islander	13
Total	1,537
Hispanic	134
Not Hispanic	1,403

Table 1 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Additional Racial categories assisted:

Race	Non-Hispanic	Hispanic
American Indian/ Native American & White	15	4
American Indian/ Native American & Black	8	0
Asian & White	17	1
Black & White	122	14
Not Identified	886	322
Other	757	726

Race and ethnicity data of the individuals and households assisted are reported quarterly by the programs supported, both directly and indirectly, by CDBG funds.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	HUD	569,811	191,158
Other	CalHOME	593,053	593,053
	Housing Counseling Grant Funds		

Table 2 – Resources Made Available

Narrative

The City of Vacaville provided \$580,907 in down payment assistance loans to 12 income eligible households under the CalHOME program. Under the program, income eligible households qualify for up to \$50,000 in down payment and closing cost assistance.

The Vacaville Housing Counseling Center was awarded during PY 15-16 \$12,146 from the Department of Housing and Urban Development to provide comprehensive housing counseling. The Vacaville Housing Counseling Center provided pre-purchase group and individual counseling for 274 households during the 2015-2016 program year.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Core Target Area	90	98	Trower Center/VNBGC/Merchant ADA
Leisure Town Target Area	0	0	No Funding spent in Leisure Town Target Area
Mariposa Target Area	10	2	The Leaven/Mariposa

Table 3 – Identify the geographic distribution and location of investments

Narrative

Approximately 73.98% of all households in the Core Target Area have incomes less than 80% of area median income. The City of Vacaville provided \$59,655 in public service funds to the Vacaville Neighborhood Boys and Girls Club (VNBGC) to provide services to youth in the Core Target Area. The VNBGC operates the Trower Neighborhood Center with the assistance of CDBG funds.

The City also spent \$24,496 in public facility improvements to the Trower Center. The improvements replaced outdated windows and upgraded air conditioning units to increase energy efficiency of the building and updated signage for the facility.

CDBG funding in the amount of \$89,317 was allocated to the Merchant Street ADA & Traffic improvement project in the Core Target Area. The project consists of the reconfiguring of Merchant Street to a two-lane roadway with a center lane for -two-way left turns. The project will also reallocate roadway for bicycle lanes, parking, and widened sidewalks.

Approximately 62.37% of all households in the Mariposa Target Area earn less than 80% of area median income. The City of Vacaville provided \$5,000 to The Leaven youth development program. The program relocated from the Opportunity House homeless shelter, located in the Core Target area, to its' new location at Alamo Gardens apartments in the Mariposa Target area. Other services for youth in the Mariposa Target Area include the City of Vacaville's partnership with The Father's House, which provides youth oriented activities for ages 6 – 18 and Child Start which provides day care pre-school activities both located at the Mariposa Neighborhood Center. Child Start/Head Start provided services to 66 unduplicated and 91 duplicated youths at the Mariposa facilities through half- and full-day programs for infants and pre-school age children. The Fathers House continued youth services provided at the Mariposa Neighborhood Center to 34 unduplicated and 149 duplicated youth. During PY 2015-2016, the City allocated \$1,855 to update signage for the Mariposa Neighborhood Center.

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.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

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 assisted in leveraging other public and private resources in two ways. For subrecipient VNBGC, funding assisted them in attracting private donations through activities like their Chocolate Wonderland Gala, Annual Bowl-A-Thon and VNBGC Annual Golf Tournament. Through the leverage of CDBG funds, the VNBGC has been able to expand youth programs and facilities. For the City's social service partners at the Vacaville Social Service Center on Buck & Eldridge to whom rent-free space of publically owned property is provided, this service enables them to use their limited funding to provide services to low- and moderate income populations.

In addition, the Vacaville Social Service Center was allocated CDBG funding for capital improvements to the suites occupied by the California Hispanic Commission. The California Hispanic Commission leverages grant funding from Solano County for their program and is provided building space through the City CDBG program. The Program funds that were allocated to conduct upgrades and improvements to the facility during PY 2015 will be reprogrammed for the next program year, however due to Hispanic Commission ending their program mid-year, funds will be redirected to serve another activity.

There are no matching fund requirements.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	1,300	1,247
Number of Special-Needs households to be provided affordable housing units	0	0
Total	1,300	1,247

Table 4- Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	1,143	1,161
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	74	64
Number of households supported through Acquisition of Existing Units	0	0
Total	1,217	1,225

Table 5 - Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The Vacaville Housing Authority (VHA) assisted 1,161 families through the Housing Choice Voucher Program. A competitive rental market has had a negative impact on the voucher holders' ability to secure rental housing and the VHA was not able to attain 100% lease up.

The Rocky Hill/Callen Phase I project was completed and issued the Certificate of Completion/Occupancy during PY 2015-2016 with the rehabilitation of 64 affordable housing units in the Bennett Hill and Rocky Hill area. The Rocky Hill/Callen Phase II project is expected to be complete in December 2016, this will include rehabilitation of 10 affordable units and the new construction of 56 affordable units. Construction delays were encountered due to weather in meeting completion dates

for the 2015 Program Year, which resulted in a short fall of meeting annual goals for rehabilitated of existing units.

Discuss how these outcomes will impact future annual action plans.

The Vacaville Housing Authority (VHA) consistently works on building relationships with landlords to accept Section 8 tenants. As the rental market increases, the VHA has requested HUD to increase the payment standards to keep up with the rental market. The strategies outlined will help VHA to reach 100% occupancy in the following years.

The Rocky Hill/Callen Phase II project is anticipated to be complete in December 2016. The project was expected to be complete during PY 2015-2016, however due to delays from weather during construction, the project will report completion of 10 rehabilitated units and 56 new construction units in PY 2016-2017.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	2,547	0
Low-income	952	0
Moderate-income	141	0
Total	3,640	0

Table 6 – Number of Persons Served

Narrative Information

These numbers are collected quarterly from agencies that are supported both directly and indirectly by CDBG funds. The activities include subrecipients The Leaven and Vacaville Neighborhood Boys and Girls Club public services programs, VacaFish, California Hispanic Commission and Catholic Charities programs located at the Vacaville Social Service Center, and Child Start / Head Start of Napa Solano and The Fathers House programs located at the Mariposa Neighborhood Center.

California Hispanic Commission offered Its About My Baby program developed individual case management plans that include weekly home visits required with enrollment in the Healthy Families America program and other support service for women and teens who are pregnant and/or have children up to 2 years of age. Case management through the Its About My Baby program assisted 3 unduplicated and 14 duplicated pregnant teens. Unfortunately, California Hispanic Commission was not able to continue to offer its programs in Vacaville after this program year.

During the PY 2015-2016, Catholic Social Services served 39 unduplicated and 106 duplicated participants with both individual, group, couples, and family counseling as well as facilitated court approved domestic violence and anger management classes.

During the PY 2015-2016, Vaca FISH provided food distribution services to 127 unduplicated and 1,293 duplicated low- and moderate-income families/households.

DRAFT

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City continued to collaborate with the Community Action Partnership Solano, JPA (CAP Solano) to move people out of poverty and homelessness. The City became a member of CAP Solano during PY 2014-2015. CAP Solano receives Community Services Block Grant funds in which City of Vacaville staff administer and is the collaborative applicant for Federal Continuum of Care funds 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 (Continuum of Care). This group is made up of representatives from local government agencies and other non-profit, faith-based, and private organizations who are interested in sharing information and expanding the services available to homeless and near homeless persons. The City also referred homeless woman and families to the local homeless facility, Opportunity House and homeless men to Mission Solano.

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. A primary responsibility of this unit will be interacting with homeless persons and connecting them with resources. CRU coordinates with resources through the City's Homeless Roundtable in order to coordinate services with local homeless in Vacaville. CRU has already experienced success during the 2015 program year by obtaining services for homeless individuals and connecting them with housing first programs. Although this program is still in its infancy, officers have reported progress in establishing trust and relationships within the local homeless population.

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" campaign, was coordinated and implemented by a local faith-based organization to address the homeless issues in Vacaville. "There's a Better Way" has developed a homeless Navigator program to train "Navigators" to reach out to the local homeless population at an individual level in order to educate and assist them in obtaining services.

As the Cities and County work on collaborative efforts through CAP Solano to address the issues of homelessness, it is anticipated more resources will be available within the City and County. CAP Solano has initiated a 5-year Strategic Planning process between the County and Cities to establish plan goals and specific actions to which each jurisdiction will commit to addressing homelessness. The City plans to participate with the region wide goals to effectively implement strategies set to improve resources

for unsheltered and sheltered homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

During PY 2015-2016, the City of Vacaville Housing Authority (VHA) maintained its collaborative relationships with the Opportunity House homeless facility and other local social service agencies as part of its outreach efforts to ensure those in need of affordable housing were aware of the HCV Program.

[NEED TO ADD O-HOUSE NUMBERS FOR 2015-2016 PY]

The City of Vacaville agreed to the modification of a promissory note executed by the Opportunity House Homeless Shelter because the loan proceeds have been used by the Opportunity House to further the public interest and good by providing safe, secure, and drug-free housing and services to the homeless that seeks to make them self-sufficient and productive members of the community. These relationships also serve to provide resource information to those who are on the waiting list and will not be immediately served as well as others in need in the community.

Through the efforts of the City of Vacaville Homeless Roundtable, “There’s a Better Way” campaign, was coordinated and implemented by a local faith-based organization to address the homeless issues in Vacaville. During the 2015-2016 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) and 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. The City will continue to conduct the 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.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Representatives of the City of Vacaville serve on the Boards of the CAP Solano JPA and Housing First Solano Continuum of Care. The City of Vacaville has accepted the role of Treasurer for the CAP Solano, JPA. The City of Vacaville also continues its role as Administrator of the Community Services Block Grant (CSBG) program. The CSBG funds are spent on employment, education, income management, housing, nutrition, emergency services, and health throughout Solano County through selected organizations and agencies providing social services to families and individuals with incomes at or below the federal poverty level. The Vacaville Housing Authority (VHA) 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. One goal of this program is easing the transition to adulthood for youth aging-out of foster care. Vouchers can be used by former foster youth ages 18-21 who left foster care at age 16 or older who are homeless or at risk of being homeless. The program is administered through a partnership between Solano County Child Welfare Services (CWS), First Place for Youth, and the VHA who work very closely to ensure eligible families and youth are referred to the VHA to receive rental subsidy assistance. Barriers that may impact progress on current VHA programs include rising rental housing costs. In order to combat the rental market, the VHA has continued to run analysis on rental markets in Vacaville and made adjustments to payment standards accordingly to maximize voucher lease up.

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

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 dedicated to Veterans and Veteran families 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 on-site resident services from LifeSTEPS.

The project is currently seeking additional financing due to the sudden rise in construction costs in the last year. It is anticipated the project will begin construction December 2016, given that financing for the project is completed. The City will continue to help to seek out solutions with the developer to the financing issue for the project in order to keep the project on track.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Vacaville does not have public housing units.

Actions taken 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.

Actions taken to provide assistance to troubled PHAs

There are no troubled PHAs in the City of Vacaville's jurisdiction.

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CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

In an attempt to reduce barriers to affordable housing, the City allows an increase in housing density for projects providing senior or affordable housing. The density bonus is intended as a private market incentive to encourage the development of affordable and senior housing in Vacaville and includes additional incentives and concessions. During the 2015 Program Year, the Rocky Hill Veterans project, a 39 unit affordable housing project serving chronically homeless Veterans and Veteran families, was approved for a five unit increase in the base density with incentives that include a 15% reduction in required parking and reductions in setbacks. The City will continue to assist affordable housing projects and award well designed projects increases in densities as well as accommodate projects with development incentives.

The City will continue to encourage development of mixed housing types in residential zoned areas of the City to ameliorate any negative effects that hinder creation of new affordable housing. During the 2015 Program Year, the City has released an RFP for the development of the East Main District, a multi-site mixed-use development project in the downtown area that includes high residential density. The project will create a walkable campus feel in the downtown and Andrews Park area and encourages multiple types of housing other than single family. The goal of the City is to encourage mixed income housing, blending affordable rate units with market rate.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Housing Opportunities for Persons with AIDS (HOPWA): The City continued to provide information and refer eligible individuals requesting these services to the Ryan White AIDS Consortium. The 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.

Persons with Disabilities: The City worked with Caminar Solano County by providing referral information to eligible individuals. Caminar provides crisis shelter and case management services to people with extreme mental illnesses. The City also worked with the Solano County Department of Health & Social Services Disabled Adult Services to provide referral information to persons with disabilities. Disabled Adult Services provide access to services and resources that sustain health and well-being, support independent lifestyles, and promote physical safety and emotional security for older and disabled adults and children in Solano County. The Vacaville Housing Authority (VHA) encourages participation of owners who have accessible units in its program. In addition, the VHA maintains a list of accessible units in the community which is provided to Housing Choice Voucher Section 8 program participant households that include a member with a disability as well as citizens who are in need of

locating an accessible unit.

Housing Counseling: The Vacaville Housing Counseling Center (VHCC) provides clients with training and information on pre-purchase and homebuyer education counseling. In April 2016, the Vacaville Housing Counseling Center expanded its services to include group and individual financial literacy counseling, post-purchase homeownership counseling, and workshops on affordable housing options in Vacaville. The Housing Counseling Center also continued to offer Homebuyer Education Learning Program (H.E.L.P.) in both English and Spanish. The HUD-approved workshops provide 8 hours of homebuyer education for potential buyers. The VHCC served 274 clients with individual counseling and in group workshops during PY 2015-2016.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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. All assisted units are required to pass HQS inspection at least biennially thereafter. In PY 2015-2016, the Vacaville Housing Authority conducted 953 unit inspections.

HOME Long-Term monitoring agreements require the City to conduct physical inspections, including a visual lead-based paint assessment, of projects assisted with HOME funds annually (in some cases biennially). In PY 2015-2016, the City conducted physical inspections on 6 units previously assisted with HOME funds.

The CalHOME program requires clearance of a visual lead-based paint assessment before application approval. The City closed 12 loans that required visual lead-based paint assessment in PY 2015-2016.

The City will continue to operate housing programs which address lead-based paint and provide residents with information on lead-based paint hazards into the future program year.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Homelessness/Transitional Housing: The City continued to collaborate with the Community Action Partnership Solano, JPA (CAP Solano) to move people out of poverty and homelessness. The City has

been a member of CAP Solano since 2014. CAP Solano receives Community Services Block Grant funds and is the collaborative applicant for Federal Continuum of Care funds designed to prevent and address homelessness. The City also refers individuals and families to agencies funded by CAP Solano for resources that are available to address their specific needs. The City participated with Solano County's Housing First (Continuum of Care). This group is made up of representatives from local government agencies and other non-profit, faith-based, and private organizations who are interested in sharing information and expanding the services available to homeless and near homeless persons. The City also refers homeless woman and families to the local homeless facility, Opportunity House and homeless men to Mission Solano who served an estimated **XX** families/individuals during the 2015 PY.

As part of its additional effort to coordinate resources under CAP Solano, the City of Vacaville has also adopted the role of Administrator of the Community Services Block Grant (CSBG) program. During PY 2015-2016, \$266,528 of CSBG funds were spent on employment, education, income management, housing, nutrition, emergency services, and health throughout Solano County through selected organizations and agencies providing social services to families and individuals with incomes at or below the federal poverty level. Funds assisted an estimated 256 families/individuals at or below the Federal poverty line (\$24,250 for a family of four) during the 2015 PY.

During PY 2015-2016, the City continued efforts with the Homeless Roundtable to coordinate projects, service delivery and to establish a base for coordinating resources available to the homeless. The City's Resource Guide was published and will be updated to reflect the increasing resources and organization in the community. The Roundtable meets monthly and includes government, faith-based, and non-profit organizations/agencies, all with the goal of reducing homelessness in the County.

The Vacaville Police Department established the Community Response Unit (CRU) during PY 2015-2016 to address homeless issues in Vacaville. CRU consists of 2 full time officers whose purpose is to establish contact with individuals in the Vacaville homeless community and connect them with other organizations and agencies that provide housing and social services to homeless populations. CRU has progressively experienced success with forming relationships and trust in the homeless community. Based on reports at the Homeless Roundtable, an estimated 2 individuals were placed in housing and received social services through the efforts of CRU during the year.

Section 8 Rental Assistance: The Vacaville Housing Authority (VHA) provided rental subsidy to 1,161 low-income individuals and families who would otherwise be at imminent risk of homelessness including 23 vouchers set aside under the Family Unification Program for reuniting families and providing housing to youth aging out of foster care homes. The VHA was approved to participate in HUD's FUP/FSS demonstration that will allow FUP youth who choose to participate in the FSS program to keep their housing choice voucher through the term of their FSS contract. This will extend voucher expiration from 18 months to 5 years with a possible 2 year extension. Additionally, the VHA was awarded 11 VASH Placed Based Vouchers to use for the Rocky Hill Veterans Project expected to start construction in late 2016.

Although CDBG funds did not directly assist Section 3 businesses, funds were spent directly and indirectly towards the assistance of Section 3 residents through the improvements at the Trower Center, subrecipient funding for VNBGC and The Leaven, Merchant Street ADA project, and rent-free tenancy at the Vacaville Social Service Center on Buck & Eldridge for social service providers to residents below 80% of the area median income.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Vacaville is a member of the Housing First Solano Continuum of Care

(HFS) board. HFS' key areas for improvement include filling vacant board seats with representatives from the Health Care/ Hospital field, Victim Service Provider field, and Dedicated Youth Services provider field. Adding board representatives from these areas is a significant part of creating a board with the knowledge and insight needed to develop an effective institutional structure able to provide social services efficiently throughout the county.

HFS received \$80,000 towards the development in implementation of a countywide Coordinated Entry System. The goal of Coordinated Entry is to develop a system that assures homeless assistance is well coordinated, managed, inclusive, transparent, and achieves positive outcomes. HFS is now seeking agencies to participate in a pilot "by name" referral list that works within the current HMIS system. This list can be used by agencies already using HMIS to coordinate services and resources for homeless families.

CAP Solano JPA has initiated a 5-year Strategic Planning process between the County and Cities to establish plan goals and specific actions to which each jurisdiction will commit to addressing homelessness. The City plans to participate with the region wide goals to effectively implement strategies set to improve resources for unsheltered and sheltered homeless.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Solano County JPA initiated the development of a Regional Strategic Plan that was approved by the County and seven member cities' city managers. The Solano County JPA will administer the contract to create the plan. The development of the plan is the first step in creating and executing a regional strategy to address homelessness and affordable housing issues.

HFS has contracted with the Sacramento Housing and Redevelopment Agency (SHRA) to administer Emergency Solutions Grant (ESG) funds on behalf of HFS. ESG funds will be used to support rapid re-housing (RRH) activities in Solano County. SHRA estimates approximately \$470,889 for the State ESG RRH program to serve approximately 83 households.

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. A primary responsibility of this unit will be interacting with homeless persons and connecting them with resources. CRU coordinates with resources through the City's Homeless Roundtable in order to guide local homeless individuals and families in Vacaville with obtaining housing and assistance. CRU also works closely with the District Attorney's office in order to assist those with minor non-violent charges that hinder them from receiving services and qualifying for housing, to have their records reviewed and charges removed in order for them to receive services. CRU has already experienced success during this year by obtaining services for homeless individuals and connecting them with housing first programs. Although this program is still in its infancy, officers have reported progress in establishing trust and relationships within the local homeless population.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City completed its most recent Analysis of Impediments to Fair Housing in April 2015. The City found the following as possible impediments to fair housing choice in the community:

Affordable Housing

- Insufficient stock of affordable rental units reduces housing choice for low-income households
- Reduction in owner participation in the Vacaville Housing Choice Voucher Program reduces housing choice for low-income households

Public Financial Assistance

- Sources of down payment assistance for low-income households

Access to Community Assets

- Access to social services in areas with high concentration of low-income and/or minority households

Fair Housing Issues

- High percentage of fair housing complaints go unreported
- Management/ Owner lack of knowledge in regards to fair housing policies in relation to reasonable accommodation requests by disabled individuals
- Potential housing discrimination victims do not understand complaint process and outcomes

The City focused its efforts on minimizing the effects of any potential impediments to fair housing

choice. The City of Vacaville conducted a feasibility study for financing the construction on a Multi-Purpose Recreation facility to provide social services in low-income/minority neighborhoods. The City also continued its CalHOME Down Payment Assistance Program. The City applied for and was awarded \$500,000 in HOME funds for Down Payment Assistance.

In April 2016, the Vacaville Housing Counseling Center expanded its services to include group and individual financial literacy counseling, post-purchase counseling, and workshops on affordable housing options in Vacaville. The Housing Counseling Center also continued to offer Homebuyer Education Learning Program (H.E.L.P.) in both English and Spanish.

The Vacaville Housing Authority (VHA) maintained its April Fair Housing Month Activities. The VHA educated the community about Fair Housing through a Fair Housing workshop for landlords and others associated with the rental housing industry. The VHA also provided training to staff on any changes to Fair Housing laws so that procedures ensure equal access to assisted housing to all persons and informed participants of their right to housing free from discrimination and assist with the Fair Housing complaint process, if needed.

The VHA continued to encourage HCV participants to seek housing outside of identified areas of low-income and/or minority concentration and provided guidance to Section 8 participants as to the location of such units. The VHA also continued to market the Section 8 program to owners of properties outside of areas of poverty /minority concentration and provide a Landlord Liaison for property owners currently participating in the program.

The VHA maintains a self-help center for citizens needing information on tenant issues, referrals on legal issues, information on fair housing practices, and information on social services available countywide.

CR-40 - Monitoring 91.220 and 91.230

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

Monitoring is performed quarterly for the number of participants served by the sub-recipients and the social services agencies occupying the VSSC. Monitoring and compliance procedures include utilization of a quarterly report form. The quarterly report identifies the number of individuals served, their income group, race, ethnicity, and the head of household. Additionally, as sub-recipients of CDBG funding, the VNBGC and The Leaven monitoring includes biennial on-site visit and interview, and annual inspection of financial and client records relating to the CDBG funding provided, and evaluation of sub-recipient performance. Alternate years include a desk review. Performance is measured against the goals established in the Agreement for Contract Services. A follow-up letter is sent to the sub-recipient and summarizes any findings or concerns identified in the visit and provides a timeframe to correct or respond to any findings or concerns identified by the City.

In order to meet requirements under 24 CFR 91.230, the City will continue to carry out annual monitoring of subrecipient programs using the *Managing CDBG: A Guidebook for Grantees on Subrecipient Oversight*, as a standard procedure in monitoring activities carried out by subrecipient agencies. Under the Public Facilities and Improvements project, all activity over \$2,000 is subject to prevailing wage under the Davis-Bacon Act. The City will continue compliance prevailing wage monitoring and maintain files and records for HUD review. This includes good effort in minority business outreach. Procedures to monitor environmental compliance, all funded activities under CDBG will undergo NEPA environmental review in compliance with 24 CFR Part 58. All Environmental Review Records (ERR) will be maintained on file and signed by the Certifying Officer or designee.

Many other activities are monitored a minimum of once a year. These include the incomes of and rents paid by residents in affordable housing restricted units that have been constructed or rehabilitated; monitoring to ensure that Section 108 loan payments have been made and that funding has been spent in accordance with program regulations; and as needed, special monitoring as required. For example, prevailing wage monitoring for building improvements.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The CAPER was prepared in accordance with the City's Citizen Participation Plan, which included printings of a public notice in both English and Spanish in a local newspaper of general circulation to advertise the availability of the draft CAPER for public review and comment. The draft was available for 15 days prior to submission to HUD as required by regulation. In addition, the draft was presented to the City Council, and notification of that meeting was posted in a conspicuous place at City Hall, published in the local newspaper, and made available on the City's website. Any comments received from citizens during the comment period or during the public hearing will be incorporated into the CAPER prior to submission to HUD.

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CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

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 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.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

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