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| <b>PHA 5-Year and Annual Plan</b> | <b>U.S. Department of Housing and Urban Development<br/>Office of Public and Indian Housing</b> | <b>OMB No. 2577-0226<br/>Expires 4/30/2011</b> |
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| <b>1.0</b> | <b>PHA Information</b><br>PHA Name: <u>HOUSING AUTHORITY OF THE CITY OF VALLEJO</u> PHA Code: <u>CA055</u><br>PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8)<br>PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2010</u> |          |                                      |                               |                                        |
| <b>2.0</b> | <b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above)<br>Number of PH units: <u>N/A</u> Number of HCV units: <u>2267</u>                                                                                                                                                                                                               |          |                                      |                               |                                        |
| <b>3.0</b> | <b>Submission Type</b><br><input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only                                                                                                                                                                                    |          |                                      |                               |                                        |
| <b>4.0</b> | <b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)                                                                                                                                                                                                                               |          |                                      |                               |                                        |
|            | Participating PHAs                                                                                                                                                                                                                                                                                                                                          | PHA Code | Program(s) Included in the Consortia | Programs Not in the Consortia | No. of Units in Each Program<br>PH HCV |
|            | PHA 1:                                                                                                                                                                                                                                                                                                                                                      |          |                                      |                               |                                        |
|            | PHA 2:                                                                                                                                                                                                                                                                                                                                                      |          |                                      |                               |                                        |
|            | PHA 3:                                                                                                                                                                                                                                                                                                                                                      |          |                                      |                               |                                        |
| <b>5.0</b> | <b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.                                                                                                                                                                                                                                                                                  |          |                                      |                               |                                        |
| <b>5.1</b> | <b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:<br><br>Housing Authority of the City of Vallejo mission is dedicated to improving the living environments for low and moderate income persons and communities.           |          |                                      |                               |                                        |

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| 5.2 | <p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>VHA Goal 1: Expand the supply of assisted housing objectives:</p> <ul style="list-style-type: none"> <li>➤ Apply for additional rental vouchers</li> <li>➤ Acquire or build affordable units or developments</li> <li>➤ Apply for specialized vouchers i.e. Family Unification, and/or Shelter Plus Care</li> </ul> <p>VHA Goal 2: Improve the quality of assisted housing objectives:</p> <ul style="list-style-type: none"> <li>➤ Maintain voucher management (SEMAP)</li> <li>➤ Increase customer satisfaction through the implementation of customer service training for staff</li> <li>➤ Provide continued staff training on critical components of Housing Authority program guidelines, rules and procedures</li> </ul> <p>VHA Goal 3: Increase assisted housing choices objectives:</p> <ul style="list-style-type: none"> <li>➤ Conduct outreach efforts to potential voucher landlords</li> <li>➤ Conduct annual HCV tenant participant outreach efforts</li> <li>➤ Increase and/or decrease voucher payment standards as necessary and in conformance with the HUD regulations</li> <li>➤ Implement voucher homeownership program</li> </ul> <p>VHA Goal 4: Provide an improved living environment objectives:</p> <ul style="list-style-type: none"> <li>➤ Implement measures to deconcentrate poverty by encouraging families to move to areas of increased opportunities for adults and children e.g. areas with access to good services, good schools, low-levels of crime and closer access to jobs</li> <li>➤ HCV and PBV participating landlords must identify all program properties and ensure that the properties are up to code</li> </ul> <p>VHA Goal 5: Promote self-sufficiency and asset development of assisted households through the Self-Sufficiency Program objectives:</p> <ul style="list-style-type: none"> <li>➤ Increase the number and percentage of employed persons in assisted families</li> <li>➤ Provide or attract supportive services to improve assistance recipients' employability</li> <li>➤ Provide or attract supportive services to increase independence for the elderly or families with disabilities</li> <li>➤ Implement voucher homeownership program</li> </ul> <p>VHA Goal 6: Ensure equal opportunity and affirmatively further fair housing objectives:</p> <ul style="list-style-type: none"> <li>➤ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability</li> <li>➤ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability</li> <li>➤ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size</li> <li>➤ Undertake affirmative measures to ensure accessible housing to persons</li> <li>➤ Update Analysis of Impediments to Fair Housing document</li> </ul> |
| 6.0 | <p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>(a) <b>The following VHA Administrative Plan Sections were updated:</b></p> <ul style="list-style-type: none"> <li>➤ <u>Chapter 6. INCOME AND SUBSIDY DETERMINATIONS [24 CFR Part 5, Subparts E and F; 24 CFR 982</u></li> </ul> <p>A family's income determines eligibility for assistance and is also used to calculate the family's payment and the VHA's subsidy. The VHA will use the policies and methods described in this chapter to ensure that only eligible families receive assistance and that no family pays more or less than its obligation under the regulations. This chapter describes HUD regulations and VHA policies related to these topics in three parts: Part I: Annual Income; Part II: Adjusted Income, and Part III: Calculating Family Share and VHA Subsidy.</p> <p>VHA has established a \$50.00 minimum rent payment.</p> <p><b>(b) Copies of the 5-Year and Annual VHA Plan are available for review at the following locations:</b><br/>         Vallejo Housing Authority Office 200 Georgia Street, Vallejo, CA 94590<br/>         VHA website at <a href="http://www.ci.vallejo.ca.us">www.ci.vallejo.ca.us</a>. From the home page, click on Departments, then on Community Development. Click on Housing and Community Development, click on Housing Choice Voucher Program (Section 8), and then click on Reports and Plans.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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| 7.0 | <p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><i>VHA does not administer a Public Housing Program, therefore, the Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, and Conversion of Public Housing Programs do not apply.</i></p> <p><b><u>VHA Homeownership Program:</u></b> The Housing Choice Voucher (HCV) Homeownership Program (HOP) allows qualified participants of the HCV Family Self-Sufficiency (FSS) Program and qualified Elderly or Disabled participants of the HCV Program the option to purchase a home and use HCV Housing Assistance Payment (HAP) towards mortgage payments and other allowable housing costs. The total number of HCV Homeownership Vouchers issued will be limited to no more than ten percent (10%) of the total number of Housing Choice Vouchers administered by the Vallejo Housing Authority.</p> <p>VHA over the last five years has had 53 participants in the HCV/HOP, and has successfully helped 13 participants achieve homeownership. Barriers to participants achieving homeownership have included: A lack of the three C's credit, capacity and collateral, insufficient income and employment stability, and the historically high purchase price of homes in the Bay Area, which required deep levels of subsidy to secure homeownership. With the mortgage/housing crisis of 2008 historically high home prices are now reduced to affordable levels, which potentially can provide greater opportunities for HCV/HOP participants achieve homeownership. VHA has established an annual homeownership goal of 5 single-family first time homebuyers.</p> <p><b><u>VHA Project Based Voucher Program:</u></b></p> <p>The Housing Authority of the City of Vallejo (HA) has established a project-based voucher assistance program in compliance with the final rule, 24 CFR Section 983, which was effective November 14, 2005. This program is being implemented for the purpose of providing a resource of stable affordable housing units in the volatile economic market of the City of Vallejo, and to help increase participation by private owners of affordable housing. HUD regulations allow the Housing Authority to project-base up to 20 percent of its funding allocation for the HCV program under the Housing Authority's (ACC). In the PBV program, the rental subsidy is attached to the structure, rather than to the tenant. The HA enters into a HAP contract with an owner for not more than 25 percent (the cap) of the units in an existing housing or in a newly constructed or rehabilitated housing development. VHA currently administers 21 PBV units.</p> |
| 8.0 | <p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p> <p>VHA does not have public housing units; items 8.0 – 8.3 are not applicable.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 8.1 | <p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. <i>N/A</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 8.2 | <p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <i>N/A</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 8.3 | <p><b>Capital Fund Financing Program (CFFP).</b></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. <i>N/A</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

**Housing Needs.** Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The Housing Needs chart below rates the impact of that factor on the housing needs for each family type, from 1-5, with 1 being "no impact" and 5 being "severe impact". Housing Needs sources of data used include the Consolidated Plan, the Draft Housing Element and Claritas, Inc.

**City of Vallejo Housing Needs of Families for the period 2010 through 2015:**

| Family Type             | Overall | Affordability | Supply | Quality | Accessibility | Size | Location |
|-------------------------|---------|---------------|--------|---------|---------------|------|----------|
| <=30 % AMI              | 4,792   | 5             | 5      | 5       | 5             | 5    | 5        |
| >30% but<br><50% of AMI | 5,932   | 4             | 4      | 4       | 4             | 4    | 4        |
| >50% but<br><80% of AMI | 6,133   | 4             | 4      | 4       | 4             | 4    | 4        |
| Elderly                 | 4,990   | 5             | 5      | 5       | 5             | 5    | 5        |
| *Disabled               | 42,621  | 3             | 3      | 3       | 3             | 3    | 3        |
| Race/Ethnicity          | N/A     | N/A           | N/A    | N/A     | N/A           | N/A  | N/A      |

The Draft Housing Element for the period of 2009 – 2014 identify the following housing needs:

9.0

4416, (over 80 percent) of the very-low income renter households, with incomes between 0% to %50 of the Area median Income (AMI), are experiencing a housing cost burden greater than 30 percent of their income and/or living in overcrowded housing in Vallejo

**Overcrowding:**

12% of renter occupied units are considered overcrowded, which is defined as 1.01 – to 1.50 persons per room, and 6% of renter occupied are considered severely overcrowded, which is defined as 1.5 occupants per room.

**Special Needs Housing:**

**Large family households** - The Housing Element Needs Assessment indicates that large family households in Vallejo would benefit from an increase in the development of larger affordable units. The 2000 Census estimated that 24 percent (3,547 units) of renter-occupied units in Vallejo contained three or more bedrooms and only 7 percent (1,052 units) of renter occupied units contained four or more bedrooms, including renter-occupied single-family dwellings.

**Elderly Households** – With projected population growth for seniors, it is anticipated that affordable housing targeting the elderly will be required. With approximately 26% of Vallejo's elderly households being renters and approximately 17% earning less than 30% of the AMI the need for affordable senior housing that promotes aging in place will be in demand.

**\*Disabled Households** - According to the Housing Element there were 42,621 disabled persons residing in Vallejo. Planning staff has indicated that a likely explanation of the disproportionately large disabled population in Vallejo is due to the large number of board and care homes that opened in the late 1980s and 1990s, it is still anticipated that housing for disabled persons is needed to meet the ongoing needs of Vallejo's disabled population.

**Physical Conditions of Housing Stock:**

46 % of Vallejo's housing stock was built prior to 1970; the remaining 54 % of the housing stock was built between 1970 and 2008. 90% of Vallejo's housing stock is considered sound, which is defined as well maintained and structurally sound, approximately 9% of the housing stock is identified as being in moderate condition, which is defined as a unit in need of replacement of one or more major components and other repairs, (e.g. roof replacement, painting, and window repairs). Approximately one percent of Vallejo homes fell into the substantial or dilapidated categories, which is defined as a unit that requires replacement of several major systems and possibly other repairs (e.g. foundation work, roof structure replacement and re-roofing, as well as painting and window replacement).

**Strategy for Addressing Housing Needs.** Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

**Strategies to Address Housing Needs:**

- Maintain or increase Housing Choice Voucher lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase Housing Choice Voucher lease-up rates by establishing payment standards that will enable families to ensure access to affordable rents throughout the jurisdiction
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Apply for additional HCV units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Employ admissions preferences aimed at families with economic hardships
- Pursue housing resources other than public housing or HCV tenant based assistance
- Apply for special-purpose vouchers as they become available i.e. Family Unification vouchers, and/or Elderly Vouchers

**Housing Needs of Families on the Waiting List**  
**Waiting list type: Section 8 Tenant based Assistance**

9.1

| Wait list total                                 | # of Families | % of Families |
|-------------------------------------------------|---------------|---------------|
| Extremely Low income <=30%AMI                   | 3978          | 71.81         |
| Very low income >30% but < 50%AMI               | 1055          | 19.04         |
| Low income >50% but <80% AMI                    | 507           | 9.15          |
| Families with Children                          | 3351          | 60.48         |
| Elderly Families                                | 260           | 0.46          |
| Families with Disabilities                      | 64            | 0.01          |
| Race/ethnicity: Hispanic or Latino              | 52            | 0.94          |
| Race/ethnicity: Black/African American          | 4468          | 80.65         |
| Race/ethnicity: White                           | 591           | 10.67         |
| Race/ethnicity: Indian/Alaska Native            | 97            | 1.75          |
| Race/ethnicity: Asian                           | 189           | 3.41          |
| Race/ethnicity: Hawaiian/Other Pacific Islander | 143           | 2.58          |
| 1BR                                             | 2215          | 39.98         |
| 2BR                                             | 2457          | 44.35         |
| 3BR                                             | 814           | 14.69         |
| 4BR                                             | 52            | .94           |

**Additional Information.** Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

**VHA Goal 1: Expand the supply of assisted housing objectives:**

- VHA has applied for 100 special-purpose vouchers (Family Unification Vouchers).
- VHA has solicited Request for proposals from nonprofit and for-profit affordable housing developers for the development of low-income multi-family housing units targeting households at or below 50 percent of the area median income.
- VHA has solicited RFPs for the acquisition, rehabilitation and resale of foreclosed homes to low-income households.

**VHA Goal 2: Improve the quality of assisted housing objectives:**

- VHA has achieved a SEMAP High Performance designation.
- VHA continues to provide customer service training for staff through Nan McKay, Consultant sponsored trainings, and HUD San Francisco regional office trainings
- VHA continues to provide staff training on critical components of the Housing Authority program guidelines, rules and procedures, and software systems i.e. HAPPY, which was recently upgraded to the Housing Pro software system

**VHA Goal 3: Increase assisted housing choices objectives:**

- VHA Housing Inspectors hold Quarterly Landlord Breakfast events, which are opportunities for staff to review program changes, concerns, procedures, and policies with HCV landlords.
- Continue the analysis of voucher payment standards as necessary and in conformance with the HUD regulations
- VHA has successfully assisted 13 HCV participants achieve homeownership through its voucher homeownership program.
- VHA RAB will have an annual meeting open to participating HCV tenants

**VHA Goal 4: Provide an improved living environment objectives:**

- VHA continues to encourage families to move to areas of increased opportunities for adults and children i.e. areas with access to good services, good schools, low-levels of crime and closer access to jobs, by making maps of Vallejo areas that address the issues identified

10.0

**VHA Goal 5: Promote self-sufficiency and asset development of assisted households through the Self-Sufficiency Program objectives:**

- VHA through its FSS program continues to encourage participants to secure employment, complete their GED requirements, and/or obtain higher learning degrees from an accredited college
- VHA over the past five years has mentored 73 successful FSS graduates, with cumulated escrow balance of \$788,729
- VHA has entered into FSS contracts with 12 new families
- VHA had 11 successful FSS graduates that are no longer HCV participants
- VHA meets quarterly with Solano County and local supportive service providers in an effort to stay abreast of and to link HCV participants to the various supportive services available in the Vallejo, Solano County areas
- VHA works with three nonprofit groups that provide monthly life skills training classes on various topics such as Money Management/Credit Repair, Daily Living Support, Resume Writing/Interview/Coaching, and Job Development,
- VHA continues to provide reasonable accommodations in its HCV programs
- VHA continues to implement the voucher homeownership program
- VHA executed a MOU with Solano Employment Connection to assist clients with job search and training
- VHA hosts "Smart Financial workshops

**VHA Goal 6: Ensure equal opportunity and affirmatively further fair housing objectives:**

- VHA continues to promote Fair Housing and equal opportunity in the implementation of its HCV program and through the awarding of affordable housing capital fund contracts.
- VHA continues to provide staff training on Fair Housing and Reasonable Accommodation. All VHA staff are required to attend trainings on the aforementioned topics every two years

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial Deviation/modification".

**VHA defines Substantial Deviation and Significant Amendment or Modification as follows:**

A Substantial Deviation and Significant Amendment or Modification are defined as the addition or deletion of any City of Vallejo Housing Authority program or services related to the actual use of federal funds (e.g. significant changes to goals) that exceed twenty (20) percent or more, of the VHA's annual program budgets HCV/Section 8 in the Five Year Plan. VHA further defines substantial changes, as changes to the Plan related to rent and/or admission policies; changes to the organization of the waiting list; changes to the tenant/resident screening policy; and changes to the HCV termination policy. Substantial Deviations and Significant Amendments or Modifications will go through the established public process that includes: public notification and comment period, consultation with either the Housing and Redevelopment Commission, and/or the Resident Advisory Board, and final approval by the Housing Authority Board,

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| <b>11.0</b> | <p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul> |
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**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
**Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the  
Consolidated Plan**

I, Robert F. D. Adams the Executive Director certify that the Five Year and  
Annual PHA Plan of the Housing Authority of the City of Vallejo is consistent with the Consolidated Plan of  
City of Vallejo prepared pursuant to 24 CFR Part 91.

 3/30/10

Signed / Dated by Appropriate State or Local Official

**PHA Certifications of Compliance  
with PHA Plans and Related  
Regulations**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the    5-Year and/or    Annual PHA Plan for the PHA fiscal year beginning    /    /    hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/TMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

HOUSING AUTHORITY OF THE CITY OF VALLEJO

CA055

PHA Name

PHA Number/HA Code

x 5-Year PHA Plan for Fiscal Years 20 10 - 20 15

x Annual PHA Plan for Fiscal Years 20 10 - 20 11

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

OSBY DAVIS

Title

CHAIRMAN OF THE BOARD

Signature



Date

3/30/2010

**Civil Rights Certification**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

**Civil Rights Certification****Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

City of Vallejo

CA 055

PHA Name

PHA Number/HA Code

|                                                                                                                                                                                                                                                                                                                         |                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802) |                                    |
| Name of Authorized Official<br><br>Osby Davis                                                                                                                                                                                                                                                                           | Title<br><br>Chairman of the Board |
| Signature<br>                                                                                                                                                                                                                        | Date<br>3/30/2010                  |

## HRC Comments to the Housing Authority 5 Year/Annual Plan

Commissioner O'Sullivan: Explain the SEMAP designation of "High Performer".

Commissioner Abdul-Ghane: Congratulated the VHA on the designation as a "High Performer".

### Sect. 5.2.

Commissioner Abdul-Ghane: Goals 4 & 6 – HCV and PBV landlords should list every property they have in the City and the City should require that all their properties are up to code.

Staff: Staff explained that the City has a Rental Inspection Program identified in the Draft Housing Element, and stated that the VHA currently requires participating VHA landlords to provide a listing of their real estate owned.

### Sect. 6.0.

Commissioner Abdul-Ghane: Information from Homeless Report provided by staff should be made available on the City website

" "

Plans – all VHA Plans should maintain the same title on the City website. All old Plans should be archived on the City website.

### Sect. 7.0.

Commissioner Abdul-Ghane: Homeownership Program – No goals for homeownership were identified.

Staff: Homeownership goals have been established and will be incorporated into the final draft of the VHA 5 Year/Annual Plan.

Commissioner Abdul-Ghane: Is the PBV cap 25%?

Staff: Yes. The PBV cap is 25 percent of the units in any one building; and up to 20 percent of the total VHA HCV finding allocation.

### Sect. 9.0.

Commissioner Abdul-Ghane: Plan identifies that 42 percent of Vallejo's community is disabled, what is the impact on our tax base? City should think about restrictions on approval of new care homes.

Council member Shivley: Curious how did you arrive at the number of disabled persons in Vallejo?

Commissioner Burnett: Indicated that he served as a disabled advisor for the MTC (Metro Transportation Committee), and that he was not surprised by the number of disabled and/or senior persons. He further indicated that Solano County is expected to have the largest number of seniors and disabled persons out of the nine Bay Area counties. He forecast that the numbers would continue to grow.

Staff: Housing data pertaining to number of disabled in Vallejo come from draft Housing Element.

**Sect. 9.1.**

Commissioner Abdul-Ghanee: Outside areas of minority poverty concentration what are these area?

Staff: HCV's definition of poverty concentration is different than the definition of the federal HOME and CDBG programs. HCV program defines poverty concentrations as 10 percent or more of the population lives below the poverty level. There are areas of Vallejo that have high poverty levels.

Commissioner Abdul-Ghanee: Why does the 5 Year /Annual Plan say areas of minority and poverty concentration?

Staff: HUD's suggested language was used.

Commissioner Abdul-Ghanee: Why chose admissions preferences for families with economic hardships?

Staff: HCV regulations require that preferences are established, and that at least 75 percent of HCV families selected, be at or below 30 percent of the area median income as established by HUD.

**Sect. 10.0.**

Commissioner Abdul-Ghanee: Goal 3 – The Landlord Breakfasts that are held are very good and informative; would like some type of opportunity for tenants with vouchers to receive similar information at least once annually.

Staff: Staff agreed to incorporate into the Plan an annual meeting open to all HCV participants.

Commissioner Abdul-Ghanee: Goal 4 – Would like to see the map specified in Goal 4.

“ “

Goal 5 – Would like the Self Sufficiency Program goals to include the encouragement of college in addition to GED completion.

“ “

Substantial Deviation & Significant Amendment /Modification, both definitions are the same. We should rethink the definition.

Staff: Staff identified that the definition language came from HUD, but agreed to look at the definition to make it clearer.

Commissioner Abdul-Ghanee: What happens to Commissioner comments?

Staff: Some comments/recommendations are incorporated into the VHA 5 Year/Annual Plan. The balance of the comments will be attached as an exhibit to the Plan evidencing HRC and/or public comments.

**Resident Advisory Board (RAB) Comments to the Housing Authority 5 Year/Annual Plan**

- RAB Member Pitchford: Asked for an explanation of what a low-crime area was
- Staff: Staff explained that based on statistical data reported by the police department; there were areas in Vallejo that have lower levels of crime than other areas of Vallejo
- RAB Member Everheart: Asked whether families that moved into units that were subsidized with Project Based Vouchers (PBV) were entitled to a Housing Choice Voucher if they decided to move
- Staff: Staff responded that VHA participants residing in developments subsidized with PBV's would be entitled to a portable HCV if the household 1) lived in a PBV subsidized building for at least one year, and 2) if there were HCVs available