

**ORIGINAL**

**RESOLUTION NO. 08-214 N. C.**

BE IT RESOLVED by the Council of the City of Vallejo as follows:

THAT WHEREAS, the City of Vallejo may apply for a supplemental allocation of \$2,657,861 in Federal Community Development Block Grant (CDBG) Program funds from the U. S. Department of Housing and Urban Development (HUD) in Fiscal Year (FY) 2008/2009 through HUD's new Neighborhood Stabilization Program (NSP).

WHEREAS, these funds are intended to assist the City of Vallejo to acquire and redevelop foreclosed and abandoned properties to house individuals and families who are at up to 120 percent of the area median income.

WHEREAS, in order for the City of Vallejo to receive these additional funds, the FY 2008/2009 Action Plan must be substantially amended, and the City must submit an NSP Application to HUD not later than December 1, 2008.

WHEREAS, on November 6, 2008, at a special meeting, the Vallejo Community Development Commission held a public hearing to receive comments on the proposed Substantial Amendment.

WHEREAS, after receiving public comments, on November 6, 2008, the Community Development Commission voted unanimously, 6-0-0, to recommend to the City Council that it approve the Substantial Amendment as presented.

NOW THEREFORE BE IT RESOLVED that the City Council hereby approves the City's Substantial Amendment to the FY 2008/2009 Action Plan as described in the attached staff report and in Attachment "B" of that staff report; and

BE IT FURTHER RESOLVED that notwithstanding any provision of the award of funds as described in the attached staff report, the City Council by this action acknowledges that these allocations do not constitute a commitment of funds or project site approvals, and that such commitment of funds or approvals may occur only upon satisfactory completion of environmental reviews and receipt by the City as applicable of a release of funds from HUD under 24 CFR Part 58; and

BE IT FURTHER RESOLVED that the provision of any NSP funds as described in the attached staff report is conditioned on the City's determination to proceed with, modify, or cancel any project or activity based on the results of a subsequent environmental review; and

BE IT FURTHER RESOLVED that notwithstanding the reservation of funds as described in the attached staff report, the City, and any subrecipients and contractors of



CITY COUNCIL – Administrative  
DATE: November 18, 2008

CONSIDERATION OF A RESOLUTION: (1) ALLOCATING \$2,857,861 IN FISCAL YEAR (FY) 2008/2009 FEDERAL NEIGHBORHOOD STABILIZATION PROGRAM (NSP) FUNDS, AND (2) APPROVING SUBSTANTIAL AMENDMENT TO FY 2008/2009 FEDERAL ACTION PLAN

PROPOSED ACTION

Adopt the enclosed resolution allocating NSP funds, and approving the Substantial Amendment.



CITY OF VALLEJO

Agenda Item No.

COUNCIL COMMUNICATION

Date: November 18, 2008

TO: Mayor and Members of the City Council

FROM: Craig Whittom, Assistant City Manager/Community Development *CW*  
Robert V. Stout, Finance Director *RS*  
Melinda Nestlerode, Acting Housing and Community Development *MN*  
Manager

SUBJECT: CONSIDERATION OF A RESOLUTION: (1) ALLOCATING \$2,857,861 IN FISCAL YEAR (FY) 2008/2009 FEDERAL NEIGHBORHOOD STABILIZATION PROGRAM (NSP) FUNDS, AND (2) APPROVING SUBSTANTIAL AMENDMENT TO FY 2008/2009 FEDERAL ACTION PLAN

BACKGROUND AND DISCUSSION

On May 13, 2008 the City Council adopted a FY 2008/2009 Action Plan regarding the allocation of Federal Community Development Block Grant (CDBG) Program funds the City receives from the U. S. Department of Housing and Urban Development (HUD).

On September 26, 2008 the City learned that it is eligible to receive a supplemental allocation of \$2,657,861 in CDBG Program funds through HUD's new Neighborhood Stabilization Program (NSP). These funds are intended, in part, to assist the City to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within the community.

In order to receive these funds, the City must submit an NSP Application to HUD not later than December 1, 2008.

The City's draft Substantial Amendment is shown at Attachment "B". On November 6, 2008, at a special meeting, the Vallejo Community Development Commission (CDC) held a public hearing to receive comments on the proposed Substantial Amendment. After receiving public comments, the CDC voted unanimously, 6-0-0, to recommend to the City council that it approve the Substantial Amendment described in Attachment "B".

### Eligible Uses of NSP Funds

Section 2301 of the Housing and Economic Recovery Act of 2008, passed in July 2008, allocates funding to States and local governments for emergency assistance with redeveloping abandoned and foreclosed homes. The eligible uses of funds under this statute are the following:

“...establish financing mechanisms for purchase and redevelopment of foreclosed-upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate-income homebuyers; purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties; establish land banks for homes that have been foreclosed upon; and demolish blighted structures.”

### NSP Income Targeting

A key NSP requirement is that at least 25 percent of Vallejo's NSP funds must be used for the purchase and rehabilitation of abandoned or foreclosed homes or residential properties that will be used to house individuals or families that are very low-income, i. e., at 50 percent or below the area median income, (AMI). In addition, unlike the regular CDBG Program, NSP funds may be used to assist persons at up to 120% of the area median income. Through the City's existing CDBG Program, households may be assisted who are at no more than 80 percent of the area median income.

### Acquisition and Resale

The Neighborhood Stabilization Program requires that foreclosed-upon properties that are acquired with these funds must be purchased at a discount of at least five percent per individual property, or at least fifteen percent in the aggregate, i. e., for all properties acquired. If the City develops and documents a methodology which factors in carrying costs and the estimated holding period for a property, the discount may be ten percent in the aggregate.

After an NSP-assisted rehabilitation of a property, the sales price of the home to a new buyer must be at below the cost of acquisition and rehabilitation. Sales and closing costs may be included in the resale price.

### Program Income

This program requires the City to use any program income (revenue) it receives through NSP activities first, i. e., before drawing NSP funds from the U. S. Treasury. Program

income received as a result of NSP projects and activities may be retained by the City with HUD approval for another NSP activity.

### Areas of Greatest Need

HUD requires that NSP funds be distributed to the areas of greatest need in the community, including those with the greatest percentage of home foreclosures, the highest percentage of homes financed by a subprime mortgage related loan, and identified by the City as likely to face a significant rise in the rate of home foreclosures. The City may also consider other need categories.

Based on the most recent data available to the City, the North Vallejo and Central Vallejo areas, which also include the Country Club Crest and Central City CDBG Target Area neighborhoods, respectively, have among the highest rates of foreclosures and subprime mortgage loans in Vallejo, and are likely to see high rates of home foreclosures for the foreseeable future.

### Commitment and Expenditure Requirements

The Act requires NSP funds to be obligated within eighteen months, and fully expended within four years, from the date HUD executes the City's NSP Funding Agreement. HUD is expected to approve and execute Vallejo's NSP Agreement by January, 2009. If the deadline for the obligation of NSP funds is not met, HUD will recapture these funds from the City.

### Program Administration

Ten percent of the City's NSP funds (grant funds and program income received) may be used for general administration and planning activities as defined in the CDBG Program regulations. Based on the City's NSP allocation, the maximum allocation allowed for administering the program would be \$285,786, (ten percent of \$2,857,861, the grant amount of \$2,657,861 and estimated program income of \$200,000), which staff recommends be expended during the next four fiscal years. Staff anticipates a need to hire an additional staff person or contract for services to assist with meeting NSP administrative requirements, (contract administration, financial and program reporting to HUD, completing environmental reviews, public information, etc.). In addition, the Neighborhood Stabilization Program will rely on services from other City Departments, (Finance, Human Resources, Information Technology, etc.), which these funds can be used to pay for, pursuant to a cost allocation methodology which meets Federal requirements. The Finance Department will include this program in its next Federal Office of Management and Budget (OMB)-compliant Cost Allocation Plan, and estimates the City-wide cost allocation to NSP at approximately \$10,000 per year, over the next four years.

### Potential NSP Partners

*Vallejo Neighborhood Housing Services, Inc. (VNHS)* – For several years, VNHS has received Federal CDBG and HOME Program funds from the City to provide various affordable housing programs and services to low- and moderate-income households in Vallejo, including housing rehabilitation loans, house paint grants, homebuyer education, housing counseling, homebuyer assistance, and new housing (in-fill) development. VNHS has also acquired and redeveloped housing for affordable homeownership, including in Target Area neighborhoods.

*Federal National Mortgage Association (Fannie Mae)* – Staff has recently discussed with officials at Fannie Mae the possibility of the acquisition of real-estate owned properties (REO's) in Vallejo that are now held by Fannie Mae as a result of foreclosure. For several decades, Fannie Mae has purchased and securitized home mortgages.

*Community Land Trust (CLT)* – The City has engaged a consultant to complete a study regarding the feasibility of establishing a Community Land Trust in Vallejo. A CLT is intended to provide permanently affordable homeownership or lease-to-own housing for low- and moderate-income households. A CLT retains ownership of the land beneath the homes acquired, renovated, or sold to the homebuyers who purchase the structures. A ground lease between the CLT and the buyer, which typically runs for 99 years and is both renewable and inheritable, contains durable controls on resale in order to maintain affordability, in exchange for homeownership at below-market prices.

The CLT study is expected to be completed in January, 2009. If a CLT is deemed viable and can be created within eighteen months of the City's receipt of NSP funds, (or by or before approximately June 30, 2010), the City may wish to provide NSP funds to the CLT, e. g., to provide homebuyer financing after the City, or VNHS on its behalf, acquires and renovates homes.

### RECOMMENDATION

Staff recommends the City Council adopt a resolution (Attachment "A") approving the following allocation of NSP funds:

#### Proposed NSP Strategy

**1. Acquisition/Rehabilitation for Rental Housing** – The CDC and staff recommend that **\$714,465** be used for the acquisition and substantial rehabilitation of at least four

foreclosed-upon homes of two bedrooms or more that will be sold to investors who will agree to rent them to households at 50 percent AMI or below on a continued affordable basis, (an NSP requirement). Continued affordability will be defined by the City as either: (1) 55 years, through a recorded affordability covenant. Substantial rehabilitation of homes, defined as at least \$53,000 in today's dollars, with the 55-year affordability period, will assist the Vallejo Redevelopment Agency in complying with the terms of the Buchongo Settlement Agreement, or (2) an affordability period in compliance with Federal HOME Program standards, typically of not less than fifteen years.

**2. Acquisition/Rehabilitation for Ownership Housing** - The CDC and staff propose an allocation of **\$782,362** for the acquisition and rehabilitation of up to five homes for eventual ownership by households at 51 to 120% AMI. The City will ensure continued affordability either in perpetuity through a Community Land Trust, or by adherence to HOME Program affordability period requirements. NSP requires the City to use, at a minimum, the HOME Program standards.

**3. Homebuyer Financing** – The Commission and staff propose that **\$1,075,248** be allocated for homebuyer financing to at least five households at 51 to 120 percent AMI, either through a CLT, or down payment assistance loans and closing cost grants, to own or lease-to-own the foreclosed-upon homes that are acquired and rehabilitated.

**4. Project Delivery** – Project delivery (staff) costs are eligible under NSP for the implementation of activities by VNHS, a CLT, or the City directly. Staff's recommendation is to leverage other entities that can quickly use these funds and delivery NSP services and activities, rather than creating a City infrastructure for the acquisition, rehabilitation, and resale of residential properties.

Staff will either issue a Request for Proposals (RFP), or negotiate with VNHS regarding amending its current Agreement, to execute the items 1 – 3 above. Staff expects to return to the City Council by or before March 31, 2009 with formal Agreements regarding project delivery.

**5. Program Administration** – The CDC and staff recommend the City approve budget authority for the maximum amount allowed (ten percent) to comply with NSP administrative requirements.

#### Summary of Proposed NSP Allocation

<u>Sources</u>	<u>Amount</u>
NSP Grant	\$2,657,861
Estimated NSP Program Income	+ 200,000
<b>TOTAL</b>	<b>\$2,857,861</b>



**Uses**

Acqu./Rehab., Very Low-income (VLI) Rental	\$615,965	
Project Delivery, VLI Rental	+ 98,500	(16%)
<b>Subtotal, Acqu./Rehab, VLI Rental</b>	<b>\$714,465</b>	
Acqu./Rehab., 51-120% AMI Owner	\$675,000	
Project Delivery, 51-120% AMI Owner	+107,362	(16%)
<b>Subtotal, Acqu./Rehab., 51– 120% AMI</b>	<b>\$782,362</b>	
Homebuyer Financing, (51-120% AMI)		
Example:		
Lending Capital/Down Payment Assistance	\$823,861	
Closing Cost Grants	145,387	
Project Delivery, Homebuyer Financing	+106,000	(11%)
<b>Subtotal, Homebuyer Financing</b>	<b>\$1,075,248</b>	
Program Administration	\$285,786	
<b>TOTAL</b>	<b>\$2,857,861</b>	

**Fiscal Impact**

The net effect of the recommendation is to allocate \$2,857,861 in additional FY 2008/2009 CDBG Program funds through the Neighborhood Stabilization Program to address the residential foreclosure crisis in Vallejo.

**ALTERNATIVES CONSIDERED**

The City benefits from its use of Federal CDBG Program funds. These funds are available to address a critical need in Vallejo, the redevelopment of foreclosed and abandoned homes. Therefore, no other alternatives were considered.

**ENVIRONMENTAL REVIEW**

There is no environmental impact associated with this action.

**CITY COUNCIL AREA OF FOCUS**

The proposed action is required pursuant to Federal grant guidelines. The program is consistent with Area of Focus #3 – Improve Quality of Life.

PROPOSED ACTION

Adopt the enclosed resolution allocating NSP funds, and approving the Substantial Amendment.

DOCUMENTS ATTACHED

Attachment "A" – Resolution

Attachment "B" - FY 2008/2009 Proposed Substantial Amendment

Attachment "C" - Public Notice Mailing List

PREPARED BY/CONTACT:

Craig Whittom, Assistant City Manager/Community Development, (707) 648-4579, or [cwhittom@ci.vallejo.ca.us](mailto:cwhittom@ci.vallejo.ca.us).

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

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

**ATTACHMENT "A"**

**RESOLUTION NO. 08- N. C.**

BE IT RESOLVED by the Council of the City of Vallejo as follows:

THAT WHEREAS, the City of Vallejo may apply for a supplemental allocation of \$2,657,861 in Federal Community Development Block Grant (CDBG) Program funds from the U. S. Department of Housing and Urban Development (HUD) in Fiscal Year (FY) 2008/2009 through HUD's new Neighborhood Stabilization Program (NSP).

WHEREAS, these funds are intended to assist the City of Vallejo to acquire and redevelop foreclosed and abandoned properties to house individuals and families who are at up to 120 percent of the area median income.

WHEREAS, in order for the City of Vallejo to receive these additional funds, the FY 2008/2009 Action Plan must be substantially amended, and the City must submit an NSP Application to HUD not later than December 1, 2008.

WHEREAS, on November 6, 2008, at a special meeting, the Vallejo Community Development Commission held a public hearing to receive comments on the proposed Substantial Amendment.

WHEREAS, after receiving public comments, on November 6, 2008, the Community Development Commission voted unanimously, 6-0-0, to recommend to the City Council that it approve the Substantial Amendment as presented.

NOW THEREFORE BE IT RESOLVED that the City Council hereby approves the City's Substantial Amendment to the FY 2008/2009 Action Plan as described in the attached staff report and in Attachment "B" of that staff report; and

BE IT FURTHER RESOLVED that notwithstanding any provision of the award of funds as described in the attached staff report, the City Council by this action acknowledges that these allocations do not constitute a commitment of funds or project site approvals, and that such commitment of funds or approvals may occur only upon satisfactory completion of environmental reviews and receipt by the City as applicable of a release of funds from HUD under 24 CFR Part 58; and

BE IT FURTHER RESOLVED that the provision of any NSP funds as described in the attached staff report is conditioned on the City's determination to proceed with, modify, or cancel any project or activity based on the results of a subsequent environmental review; and

BE IT FURTHER RESOLVED that notwithstanding the reservation of funds as described in the attached staff report, the City, and any subrecipients and contractors of

the City receiving NSP funds, will not undertake or commit any funds to physical or choice-limiting actions, including property acquisition, demolition, movement, rehabilitation, conversion, repair or construction prior to environmental clearance, and that the violation of this provision may result in the denial of the use of any NSP funds by the City or by HUD under the FY 2008/2009 NSP grant; and

BE IT FURTHER RESOLVED that the City Manager, or his designee, the Assistant City Manager/Community Development, are hereby authorized to prepare and submit the City's FY 2008/2009 Action Plan NSP Substantial Amendment, and any related applications or documents, and any amendments or corrections to such applications and documents, to HUD; and

BE IT FURTHER RESOLVED that the City Manager, or his designee, are hereby authorized to make minor adjustments and revisions as appropriate to this allocation in the event that NSP funds provided to the City of Vallejo are revised by HUD; and

BE IT FURTHER RESOLVED that the City Manager, or his designee, are hereby authorized to execute, and the City Clerk to attest to, amendments, as applicable, to the FY 2008/2009 Agreement between the City of Vallejo and Vallejo Neighborhood Housing Services, inc. (VNHS).

**PUBLIC NOTICE  
CITY OF VALLEJO  
NOTICE OF PUBLIC HEARING:  
PROPOSED SUBSTANTIAL AMENDMENT TO FISCAL YEAR (FY) 2008/2009  
ACTION PLAN**

On May 13, 2008 the City of Vallejo adopted its Action Plan for FY 2008/2009. This Plan primarily includes the allocation of Federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program funds, which the City receives on an annual basis from the U. S. Department of Housing and Urban Development (HUD).

On September 26, 2008 the City learned that it is eligible to receive a supplemental allocation of \$2,657,861 in CDBG Program funds through HUD's new Neighborhood Stabilization Program (NSP). This program is authorized under Title III of the Housing and Economic Recovery Act of 2008, signed on July 30, 2008 which, in part, is intended to assist state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within the community. NSP will provide emergency assistance in the form of grants to every state and certain local communities to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes.

In order to receive these funds, the City must submit an NSP Application to HUD not later than December 1, 2008.

On November 6, 2008 after 7:30 p. m. the City of Vallejo Community Development Commission will hold a public hearing on this item during a special meeting of the Commission at the Mare Island Conference Center.

A copy of the draft Substantial Amendment, as recommended by staff, including the proposed use of NSP funds, is available for public review at the following locations:

Housing and Community Development Division  
200 Georgia Street

The City's Web Page at: <http://www.ci.vallejo.ca.us/>  
(for Internet access, you may go to  
John F. Kennedy Library, 505 Santa Clara Street)

Written comments on the proposed Action Plan Substantial Amendment may also be submitted until 4:00 p. m. (PST) on November 10, 2008 to: Guy L. Ricca, Senior Community Development Analyst, P. O. Box 1432, 200 Georgia Street, Vallejo, CA 94590, Tel: (707) 648-4395. E-mail: [gricca@ci.vallejo.ca.us](mailto:gricca@ci.vallejo.ca.us),

The proposed Action Plan Substantial Amendment is scheduled to be considered by the Vallejo City Council on November 18, 2008.

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

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

# THE NSP SUBSTANTIAL AMENDMENT

Jurisdiction(s): <b>City of Vallejo</b> <i>(identify lead entity in case of joint agreements)</i>	NSP Contact Person: <b>Guy L. Ricca</b> Address: <b>P. O. Box 1432, Vallejo, CA 94590</b> Telephone: <b>707/648-4395</b> Fax: <b>707/648-5249</b> Email: <a href="mailto:gricca@ci.vallejo.ca.us">gricca@ci.vallejo.ca.us</a>
Jurisdiction                      Web                      Address: <a href="http://www.ci.vallejo.ca.us/">http://www.ci.vallejo.ca.us/</a> <i>(URL where NSP Substantial Amendment materials are posted)</i>	

## **A. AREAS OF GREATEST NEED**

Provide summary needs data identifying the geographic areas of greatest need in the grantee's jurisdiction.

**Note:** An NSP substantial amendment must include the needs of the entire jurisdiction(s) covered by the program; States must include the needs of communities receiving their own NSP allocation. To include the needs of an entitlement community, the State may either incorporate an entitlement jurisdiction's Consolidated Plan and NSP needs by reference and hyperlink on the Internet, or state the needs for that jurisdiction in the State's own Plan. The lead entity for a joint program may likewise incorporate the Consolidated Plan and needs of other participating entitlement jurisdictions' Consolidated Plans by reference and hyperlink or state the needs for each jurisdiction in the lead entity's own Plan.

HUD has developed a foreclosure and abandonment risk score to assist grantees in targeting the areas of greatest need within their jurisdictions. Grantees may wish to consult this data [LINK – to HUD USER data], in developing this Section of the Substantial Amendment.

### Response:

**The Consolidated Plan is a five-year planning document required by the U. S. Department of Housing and Urban Development (HUD), in order for the City of Vallejo to receive Federal housing and community development funds. The City's current Plan was approved by the City Council in April, 2005. The Plan includes the period beginning July 1, 2005 and ending June 30, 2010. The Plan is available on the City's web site at <http://www.ci.vallejo.ca.us/>.**

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

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

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

**Consolidated Plan Findings: (1) There are over 5,400 very low-income households in the City experiencing a housing problem, (in the majority of cases, one of affordability). Special needs populations are also in need of supportive housing with supportive services, i. e., persons with HIV/AIDS, severe mental illness, or substance abuse addictions. (2) The need for homeownership by very low- and low-income renters in the community appears to be high. There are also an estimated 1,939 housing units in Vallejo in need of substantial rehabilitation. (3) There is a need for curb ramps throughout Vallejo, and for basic public and facility improvements (curbs, gutters, and sidewalks) in Federal Community Development Block Grant (CDBG) Program Target Area Neighborhoods.**

**Targeting of CDBG Program Funds for Neighborhood Preservation: In 2007, the City Council allocated CDBG Program funds for the preservation and revitalization of the City Park Neighborhood (inclusive of the Park) in the Central City Target Area (Zip Code 94590) in FY 2007/2008, and the Country Club Crest Target Area Neighborhood in North Vallejo (Zip Code 94589) in the current Fiscal Year, 2008/2009. Activities that are planned and in some cases, have been completed, include code enforcement, public and facility improvements, and recreational programs.**

**The City has established three additional CDBG Program Target Area Neighborhoods: Eastern City, South Vallejo, and Vallejo Heights. Neighborhood Preservation Projects may be implemented in one or more of these three Areas in future CDBG Program funding cycles. (For a map of Vallejo's CDBG Target Areas, refer to Attachment "1").**

**Foreclosures and Abandonment of Residential Properties in Vallejo: As of October 17, 2008, there were 513 active single family residences in foreclosure and 69 condominiums in active foreclosure, in Vallejo. Thirty-one percent of these foreclosures were in the North Vallejo area, and twenty-one percent were in Central Vallejo. North Vallejo consists of a relatively small geographic area within the jurisdiction. (Source: Century 21 Realty, October 2008).**

**Based on HUD's data for the six quarters prior to June 30, 2008, the local foreclosure rate in the City of Vallejo was at 9.7 percent, with a local abandonment risk rated as "low", as compared to a State-wide foreclosure rate of 6.7 percent.**



**Subprime Lending in Vallejo:** According to Dataquick.com, for the period of January 1, 2003 through June 30, 2008, 46 percent of the single family residence loans closed in Vallejo were subprime loans, as follows: 35 percent of all loans provided in Zip Code 94589 (North Vallejo), 46 percent of the loans provided in Zip Code 94590 (Central Vallejo), and 51 percent of the loans provided in Zip code 94591 (East Vallejo), were subprime. Zip Codes 94589 and 94590 contain the aforementioned CDBG Target Area Neighborhoods, Country Club Crest and Central City, i. e., wherein a majority of the households are low- and moderate-income. (For a map issued by DataPlace.org showing the percentage of conventional home purchase mortgage loans by subprime lenders in Vallejo in 2005, refer to Attachment "2").

**Likelihood of Future Foreclosures:** The City has obtained information from North American Title Company in Benicia, California by the City of Vallejo in October, 2008 regarding the total number of active loans, total adjustable rate loans, and loans due to reset by December 31, 2010 (by Zip Code) in Vallejo. Of the total active loans in the City, 43 percent are adjustable rate, with rates of 42 percent in Zip Code 94590 (inclusive of Central City) and 45 percent in Zip Code 94589 (inclusive of Country Club Crest). Fifteen percent of the adjustable loans in Zip Code 94590 and fourteen percent of the adjustable rate loans in Zip Code 94589 are due to reset by December 31, 2010.

Finally, according to a report issued by the Consumer Federation of America in January 2008, in 2006 more than a third (38.9 percent) of the home purchase borrowers in the Vallejo-Fairfield, California area utilized subprime loans, i. e., with an adjustable rate mortgage that reset to higher interest rates after the first two years, or in 2008. In addition, almost two-thirds (64.4 percent) of the home mortgages purchased in Vallejo-Fairfield in 2006 were subprime loans which also utilized a second "piggyback" loan on top of a primary, first lien mortgage. (Piggyback loans combine a primary mortgage loan with a second lien home equity loan, allowing borrowers to finance more than 80 percent of the home's value without private mortgage insurance.) Given the figures cited above, and given the high rate of foreclosures in North Vallejo (which includes the Country Club Crest Neighborhood), and in Central City, these two areas appear to represent significantly high rates of homes purchased through subprime lending within the Vallejo-Fairfield area, and are likely to see a significant rise in the rate of home foreclosures for the foreseeable future.

#### ***B. DISTRIBUTION AND USES OF FUNDS***

Provide a narrative describing how the distribution and uses of the grantee's NSP funds will meet the requirements of Section 2301(c)(2) of HERA that funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of

home foreclosures. *Note:* The grantee's narrative must address these three stipulated need categories in the NSP statute, but the grantee may also consider other need categories.

Response:

The City proposes to distribute its NSP funds for acquisition and rehabilitation of foreclosed properties, and new homebuyer financing, in the following priority order: (1) within the North Vallejo area, as shown in Area D0106 on the Multiple Listing Service (MLS) Map published by the Solano Association of Realtors (SAR), which includes the Country Club Crest CDBG Target Area, located in Zip Code 94589; and (2) in Central Vallejo, Area D0104 on the SAR MLS Map, inclusive, in part, of the Central City CDBG Target Area, located in Zip Code 94590. (Refer to Attachment "3"). For more information, refer to previous Response, in "A. Areas of Greatest Need." Funds will also be used for costs associated for meeting the administrative requirements of NSP.

*C. DEFINITIONS AND DESCRIPTIONS*

(1) Definition of "blighted structure" in context of State or local law.

Response:

The City has adopted the definition of "blighted structure" found in California Health and Safety Code Section 17920.3, (refer to Exhibit "A").

(2) Definition of "affordable rents." *Note:* Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program –specific requirements such as continued affordability.

Response:

"Affordable rent" is defined by the City of Vallejo as the creation of housing opportunities that will not cause a family to pay more than 30 percent of their gross income for rent and utilities.

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response:

Using funds from the Housing Authority, in the fall of 2008 the City hired a consultant to complete a feasibility study and analysis for the establishment of a Community Land Trust (CLT). This analysis is anticipated to be completed in January, 2009. If the City deems that a CLT is viable, the City will pursue the creation of a CLT during 2009. Once a CLT is established, the City will use the CLT to ensure continued affordability for NSP-assisted housing. The CLT is intended to be primarily a vehicle for permanently affordable homeownership or, as a second option, lease-to-own homeownership through a CLT. To that end, NSP funds may be used as gap financing in order to lower the for-sale price of vacant, foreclosed-

upon, or abandoned homes, that the City would acquire and renovate, so that they would be affordable to low- and moderate-income buyers. The CLT would then retain ownership of the land beneath the homes acquired, renovated, and sold, and would lease the land to the buyers who eventually purchase the homes. A ground lease, which would run for 99 years and would be both renewable and inheritable, would contain durable controls on resale in order to maintain affordability, in exchange for homeownership at below-market prices. CLT homeowners would agree to limit the price at which they might resell their homes. Homes brought into a CLT would be affordable in perpetuity.

For resale-restricted homeownership housing that NSP or other funds may subsidize, a CLT would manage resales, and as such would monitor and enforce the continued affordability of CLT homes; the preservation of these homes in safe, decent, and habitable condition; and the income eligibility of future buyers.

If a CLT is not found to be feasible, or cannot be established within eighteen months of the City's receipt of its NSP funds, (or by or before approximately July 31, 2010), the City will ensure continued affordability through the following alternative methods, in this order of preference: deed-restricted homes; or homebuyer loans with an affordability period pursuant to the Federal HOME Investment Partnerships Program standards at 24 CFR 92.252(a), (c), (e), and (f), and 92.254.

(4) Describe housing rehabilitation standards that will apply to NSP-assisted activities.

Response:

NSP-assisted housing rehabilitation that is completed will, as a first priority, address and eliminate any and all foreclosed-upon property conditions that exist that cause the assisted property to be considered by the City or its agents to qualify as a "blighted structure" as defined in California Health and Safety Code Section 17920.3.

Further, all housing rehabilitation activities assisted by NSP funds will meet Federal Housing Quality Standards guidelines, and City of Vallejo building codes. All rehabilitation work will be subject to the City of Vallejo's standards for rehabilitation and performance standards, and specifications for rehabilitation, currently used for its ongoing housing rehabilitation program. Standards for rehabilitation work are described below. Rehabilitation work items will be defined according to program priorities established by the City of Vallejo's Neighborhood Stabilization Program. A priority system will be used to identify and clarify mandatory work items, and other work items completed to meet program goals. This priority system will be based on the following three improvement categories.

**Category 1: Mandatory work items.** These are items that threaten the health and safety of residents (i. e., basic structural, mechanical, electrical, and plumbing systems), and items that constitute other program-specific requirements, (i. e., lead-based paint remediation, termite repairs, and seismic retrofitting).

**Category 2: Items that are code deficiencies, but that are not threatening health and safety; or that are incipient violations. (An example would be a hot water that is properly vented, but that is within a year or two of its life expectancy). If sufficient dollars are available to address more than all Category 1 items, then Category 2 improvements may be undertaken.**

**Category 3: Items that are not code deficiencies, but instead are improvements preferred by the owner. These items are considered general property improvements, and would improve the basic habitability of the premises.**

**These rehabilitation standards for existing residential properties have been developed to provide minimum design and construction standards for the City of Vallejo's Neighborhood Stabilization Program. Intended to serve as definitive standards in carrying out Vallejo's rehabilitation goals and objectives, these rehabilitation guidelines have been drawn from all applicable local codes. They represent the minimum requirements of those codes and, as such, they are intended to provide a minimum acceptable level of rehabilitation for affected properties.**

**The City of Vallejo intends for its rehabilitation standards for single and multi-family dwellings to be used to: (1) assure improved housing that is livable, healthful, safe, and physically sound, and at the same time, is low enough in cost for present neighborhood residents to afford; (2) provide an acceptable level of residential rehabilitation based on performance, with maximum flexibility to meet local conditions; (3) encourage innovation and improved technology toward reducing construction costs; and (4) establish standards that will correct code violations, and serve to identify eligible criteria for a housing rehabilitation program which will assist homeowners and contractors in developing scopes of work.**

#### ***D. LOW INCOME TARGETING***

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: \$664,466.

*Note:* At least 25 percent of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

#### **Response:**

**Residents of homes renovated and subsidized for sale by a CLT, or alternative non-profit housing organization pursuant to an Agreement with the City, will meet income eligibility criteria. A CLT would in all likelihood primarily serve homebuyers with incomes at 51 to 80 percent of the median family income. However, at least 25 percent of NSP-assisted households will have incomes below 50 percent of the median family income; it is anticipated that some of the individuals**

**and families in this income group will be participants in the Housing Authority's Housing Choice Voucher Program who will either rent, or move into homeownership.**

**For those persons housed with incomes at 50 percent or below the median family income, a first priority will be placed on substantial rehabilitation of housing units of two bedrooms or more that would remain affordable for 55 years, in order to assist the Redevelopment Agency in complying with the terms of the Buchongo Settlement Agreement.**

***E. ACQUISITIONS AND RELOCATION***

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e.,  $\leq$  80 percent of area median income).

If so, include:

- The number of low- and moderate-income dwelling units—i.e.,  $\leq$  80 percent of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.
- The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e.,  $\leq$  120 percent of area median income—reasonably expected to be produced by activity and income level as provided for in HUD's Disaster Recovery Grant Reporting (DRGR) System, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).
- The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

Response:

**Not applicable.**

***F. PUBLIC COMMENT***

Provide a summary of public comments received to the proposed NSP Substantial Amendment.

Response:

**On November 6, 2008 the City of Vallejo Community Development Commission held a public hearing to receive comments on the draft Substantial Amendment, which included the proposed use of NSP funds as recommended by staff. The following persons spoke:**

1. **Claudia Humphrey, Lift 3 Support Group, commented that survivors of domestic violence need a continuum of care, including transitional housing, after going through a crisis. She stated that foreclosed-upon properties acquired and renovated by the City with NSP funds could be used to house women who have been victims of domestic violence, and their children.**

**2. Carol Hardy, Vallejo Neighborhood Housing Services (VNHS), stated that agency's support for the City's application for NSP funds and staff's proposed use. She also indicated that very low-income families may be eligible for homeownership.**

**3. John Allen, Fighting Back Partnership, stated an interest in partnering NSP with its Parolee Re-entry Program. He stated that parolees need employment and housing. He proposed a transitional housing living environment for parolees in the Country Club Crest, and indicated that parolees could be hired to help rehabilitate acquired homes.**

**4. Elvie DeLeon, Global Center for Success, stated that transitional and permanent housing was needed for homeless clients who are leaving emergency shelter.**

**5. Tony Pearsall, Fighting Back Partnership, spoke in favor of NSP funds being used in partnership with the Parolee Re-entry Program.**

**This item was approved by the Vallejo City Council on November 18, 2008, at which time the Commission and staff's allocation recommendations were presented. Written comments on the proposed Action Plan Substantial Amendment were also invited beginning October 27, 2008 through November 10, 2008. Two written comments were received, (refer to Exhibit "B"): (i) a letter dated November 4, 2008 from Vallejo Neighborhood Housing Services; and (ii) a letter dated November 6, 2008 from Fannie Mae.**

**The Commission voted unanimously, 6-0-0, to recommend the draft Substantial Amendment to the City Council as presented by staff.**

**G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)**

(1) Activity Name: **1. Program Administration**

(2) Activity Type: (Include NSP-eligible use and CDBG-eligible activity)

**NSP: Federal Register dated October 6, 2008, Part III, Department of Housing and Urban Development, "Notice of Allocations, Application Procedures, Regulatory Waivers Granted to and Alternative Requirements for Emergency Assistance for Redevelopment of Abandoned and Foreclosed Homes Grantees Under the Housing and Economic Recovery Act, 2008; Notice", Section H., Eligibility and Allowable Costs.**

**CDBG: 24 CFR 570.205 and 206.**

(3) National Objective: (Must be a national objective benefiting low, moderate, and middle income persons, as defined in the NSP Notice—i.e., ≤ 120 percent of area median income).

**Not applicable.**

(4) Projected Start Date:

**2/1/09.**

(

5) Projected End Date:

**1/31/12.**

(6) Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)

**City of Vallejo, 200 Georgia Street, Vallejo, CA 94590, attention: Guy L. Ricca, Senior Community Development Analyst.**

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

**Not applicable.**

(8) Activity Description:

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50 percent of area median income.

**NSP general management, oversight, coordination, and public information.**

For housing related activities, include:

- tenure of beneficiaries--rental or homeownership;
- duration or term of assistance;
- a description of how the design of the activity will ensure continued affordability.

For acquisition activities, include:

- discount rate

For financing activities, include:

- range of interest rates

I. Total Budget: (Include public and private components) **\$265,786.**

J. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): **Not applicable.**



**G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)**

(1) Activity Name: **2. Acquisition/Rehabilitation of Foreclosed-upon Residential Properties for Homeownership**

(2) Activity Type: (include NSP eligible use & CDBG eligible activity)

**NSP: Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed-upon, in order to renovate and sell such homes and properties for owner-occupancy. (2301C(3)(b)).**

**CDBG: Acquisition, disposition, and eligible rehabilitation and preservation activities for homes and other residential properties. (24 CFR 570.201(a), (b), and 570.202).**

(3) National Objective: (Must be a national objective benefiting low, moderate, and middle income persons, as defined in the NSP Notice—i.e., ≤ 120 percent of area median income).

**Housing assisted with NSP funds will provide permanent housing to moderate- and middle-income persons. (24 CFR 570.208(a)).**

(4) Projected Start Date:  
**2/1/09.**

(5) Projected End Date:  
**12/31/12.**

(6) Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)

**City of Vallejo, 200 Georgia Street, Vallejo, CA 94590, attention: Guy L. Ricca, Senior Community Development Analyst.**

**Subrecipient: Vallejo Neighborhood Housing Services, Inc. (VNHS), 610 Lemon Street, Vallejo, CA 94590, attention: Carol Hardy, Interim Executive Director.**

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

**The City and its subrecipient agency will target this activity within, as a first priority, the North Vallejo area, which includes the Country Club Crest CDBG Target Area Neighborhood, and as a second priority, if any funds are remaining, in Central Vallejo, inclusive of the Central City CDBG Target Area neighborhood.**

(8) Activity Description:

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity

will be used to meet the low income housing requirement for those below 50% of area median income.

For housing related activities, include:

- tenure of beneficiaries--rental or homeownership;
- duration or term of assistance;
- a description of how the design of the activity will ensure continued affordability.

For acquisition activities, include:

- discount rate

For financing activities, include:

- range of interest rates

**As noted above, this activity will be located, as a first priority, in North Vallejo, which includes the Country Club Crest CDBG Target Area Neighborhood, and funds permitting, Central Vallejo as a second priority area, which includes the Central City CDBG Target Area Neighborhood. North Vallejo is an area of need due to its high number of foreclosures and subprime mortgage loans. The City of Vallejo will provide funds to VNHS, Inc. for the acquisition, rehabilitation, and redevelopment of foreclosed-upon residential properties (which shall include related eligible project delivery costs) that will later house homebuyers at 51 to 120 percent of the area median income. This funding allocation will be evidenced by an amendment to the FY 2008/2009 Agreement between the City and VNHS which will ensure that VNHS complies with the discount rate acquisition requirements and completes any necessary renovations to each property to bring each home up to the City's habitability standards within a reasonable timeframe. The discount rate per property will be equal to at least five percent or, in the aggregate for all homes that are part of this activity equal to at least ten percent or fifteen percent, depending on the method used to determine the discount. The discounted price shall be supported by an appraisal meeting NSP requirements.**

**NSP funds provided for acquisition will be disbursed at closing and the City will establish a process for disbursing remaining funds for work as completed.**

**As an alternative, the City may acquire Real Estate-Owned homes (REO's) in Vallejo directly from Fannie Mae.**

**The City is in the process of determining the feasibility of establishing a CLT in Vallejo. A study will be completed by a consultant in early 2009, and the City may pursue the creation of a CLT during 2009. If a CLT is established, the City will use the CLT to ensure continued affordability for NSP-assisted housing, through a 99-year ground lease.**

**If a CLT is not deemed feasible, or cannot be established within eighteen months of the City's receipt of NSP funds, (or by or before approximately July 31, 2010), the City will ensure continued affordability through the following alternative methods,**

**in this order of preference: deed-restricted homes; or homebuyer loans with an affordability period pursuant to HOME Program standards.**

**I. Total Budget: (Include public and private components) \$727,609.**

**J. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): **Up to four housing units will be acquired and rehabilitated to house homebuyers at 51 to 120 percent of the area median income, at least three of which will be for homebuyers at 51 to 80 percent of the area median income.****

**G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)**

(1) Activity Name: **3. Acquisition/Rehabilitation of Foreclosed-upon Residential Properties for Rental Housing**

(2) Activity Type: (include NSP eligible use & CDBG eligible activity)

**NSP: Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed-upon, in order to renovate and sell such homes and properties either to investors or to the Vallejo Housing Authority to provide as rental property to low-income households, (2301C(3)(b)); establish finance mechanisms for purchase and redevelopment of foreclosed-upon homes and residential properties, (2301C(3)(a)).**

**CDBG: Acquisition, disposition, and eligible rehabilitation and preservation activities for homes and other residential properties. (24 CFR 570.201(a), (b), and 570.202).**

(3) National Objective: (Must be a national objective benefiting low, moderate, and middle income persons, as defined in the NSP Notice—i.e., ≤ 120 percent of area median income).

**Housing assisted with NSP funds will provide permanent rental housing to low-income persons. (24 CFR 570.208(a)).**

(4) Projected Start Date:

**2/1/09.**

(5) Projected End Date:

**12/31/12.**

(6) Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)

**City of Vallejo, 200 Georgia Street, Vallejo, CA 94590, attention: Guy L. Ricca, Senior Community Development Analyst.**

**Subrecipient: Vallejo Neighborhood Housing Services, Inc. (VNHS), 610 Lemon Street, Vallejo, CA 94590, attention: Carol Hardy, Interim Executive Director.**

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

**The City and its subrecipient agency will target this activity within, as a first priority, the North Vallejo area, which includes the Country Club Crest CDBG Target Area Neighborhood, and as a second priority, if any funds are remaining, in Central Vallejo, inclusive of the Central City CDBG Target Area Neighborhood.**

(8) Activity Description:

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50 percent of area median income.

For housing related activities, include:

- tenure of beneficiaries--rental or homeownership;
- duration or term of assistance;
- a description of how the design of the activity will ensure continued affordability.

For acquisition activities, include:

- discount rate

For financing activities, include:

- range of interest rates

**As noted above, this activity will be located, as a first priority, in North Vallejo, which includes the Country Club Crest CDBG Target Area Neighborhood, and funds permitting, Central Vallejo as a second priority area, which includes the Central City CDBG Target Area Neighborhood. North Vallejo is an area of need due to its high number of foreclosures and subprime mortgage loans. The City of Vallejo will provide funds to VNHS, Inc. for the acquisition, rehabilitation, and redevelopment of foreclosed-upon residential properties (which shall include related eligible project delivery costs) that will later be sold to investors to rent to households at 0 to 50 percent of the area median income, or to the Vallejo Housing Authority to own and manage. This funding allocation will be evidenced by an amendment to the FY 2008/2009 Agreement between the City and VNHS which will ensure that VNHS complies with the discount rate acquisition requirements and completes any necessary renovations to each property to bring each home up to the City's habitability standards within a reasonable timeframe. The discount rate per property will be equal to at least five percent or, in the aggregate for all homes that are part of this activity equal to at least ten percent or fifteen percent, depending on the method used to determine the discount. The discounted price shall be supported by an appraisal meeting NSP requirements.**

**NSP funds provided for acquisition will be disbursed at closing and the City will establish a process for disbursing remaining funds for work as completed.**

**As an alternative, the City may acquire REO's directly in Vallejo held by Fannie Mae.**

**The City will ensure continued affordability of NSP-assisted housing units by either, in this order of preference, (1) recording an affordability covenant (deed restriction) in compliance with the terms of the Buchongo Settlement Agreement, as follows: rental properties will be substantially rehabilitated, be of two bedrooms or more,**

**and will remain affordable for 55 years to low-income households, pursuant to State Redevelopment Law, or (2) an affordability period pursuant to HOME Program standards as they would apply to homebuyer assistance at 24 CFR 92.252(a), (c), (e), and (f), and 92.254.**

**I. Total Budget: (Include public and private components) \$664,466.**

**J. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): **Up to four housing units will be acquired and rehabilitated to rent to households at 0 to 50 percent of the area median income.****

**G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)**

(1) Activity Name: **4. Homebuyer Financing**

(2) Activity Type: (include NSP eligible use & CDBG eligible activity)

**NSP: Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed-upon, in order to renovate and sell such homes and properties for owner-occupancy or lease-to-own by families and households at 51 to 120 percent of area of the median income, (2301C(3)(b)); establish finance mechanisms for purchase and redevelopment of foreclosed-upon homes and residential properties, (2301C(3)(a)).**

**CDBG: Homeownership assistance, including homebuyer training, (24 CFR 570.201(n)).**

(3) National Objective: (Must be a national objective benefiting low, moderate, and middle income persons, as defined in the NSP Notice—i.e., ≤ 120 percent of area median income).

**Housing assisted with NSP funds will provide permanent housing to moderate- and middle-income persons. (24 CFR 570.208(a)).**

(4) Projected Start Date:

**2/1/09.**

(5) Projected End Date:

**12/31/12.**

(6) Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)

**City of Vallejo, 200 Georgia Street, Vallejo, CA 94590, attention: Guy L. Ricca, Senior Community Development Analyst.**

**(1) Community Land Trust, or (2) Subrecipient: Vallejo Neighborhood Housing Services, Inc. (VNHS), 610 Lemon Street, Vallejo, CA 94590, attention: Carol Hardy, Interim Executive Director.**

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

**The City and its subrecipient agency will target this activity within, as a first priority, the North Vallejo area, which includes the Country Club Crest CDBG Target Area Neighborhood, and as a second priority, if any funds are remaining, in Central Vallejo, inclusive of the Central City CDBG Target Area Neighborhood.**

(8) Activity Description:

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.

For housing related activities, include:

- tenure of beneficiaries--rental or homeownership;
- duration or term of assistance;
- a description of how the design of the activity will ensure continued affordability.

For acquisition activities, include:

- discount rate

For financing activities, include:

- range of interest rates

**As noted above, this activity will be located, as a first priority, in North Vallejo, which includes the Country Club Crest CDBG Target Area Neighborhood, and funds permitting, Central Vallejo as a second priority area, which includes the Central City CDBG Target Area Neighborhood. North Vallejo is an area of need due to its high number of foreclosures and subprime mortgage loans. The City of Vallejo will provide funds to either a Community Land Trust, or to VNHS, Inc., for the sale or lease-to-own of rehabilitated and foreclosed-upon residential properties (which shall include related eligible project delivery costs) to households at 51 to 120 percent of the area median income. Eligible homebuyers will receive assistance through down payment assistance loans, (consisting of amortized second mortgages at three percent interest; in some cases, deferred third mortgages of up to \$50,000), and closing cost grants of up to fifteen percent of the second mortgage loan. This funding allocation will be evidenced either by the execution of (1) a new Agreement between the City and VNHS, Inc., which may be the initial fiscal agent for a newly-created Community Land Trust, or in the absence of a CLT, through (2) an amendment to the FY 2008/2009 Agreement between the City and VNHS. The City will ensure that a CLT or VNHS resells these properties at or below the cost of their acquisition and rehabilitation up to a decent, safe, and habitable condition, (not including sales and closing costs). NSP funds provided for homebuyer assistance will be disbursed at closing. This activity will provide rare affordable homeownership opportunities for households earning between 51 and 120 percent of the area median income.**

**All homes assisted through NSP funds by a Community Land Trust will become part of the CLT, which will require that the homes remain affordable to moderate- and middle-income households in perpetuity, defined through a CLT ground lease entered into between the CLT and the homebuyer, whereby the CLT shall own the land, and the homebuyer the structure, with a term of not less than 45 years, but not more than 99 years. This ground lease shall impose owner-occupancy and resale price restrictions designed to ensure long-term affordability of the assisted home to**



**the target income group. The CLT lease may also permit recapture of any subsidy provided to the homeowner (up to the market rate price of the unit) in the event the homeowner violates the affordability provisions in the ground lease. At the time of each resale of an NSP-assisted CLT home to a new buyer, a new lease may be recorded in order to maintain affordability for the longest feasible time.**

**The City has engaged a consultant to complete an analysis and study as to the feasibility of establishing a CLT in the community. This analysis is anticipated to be received early in 2009. If a CLT is not determined feasible, or cannot be created within eighteen months of the City's receipt of NSP funds, the City will ensure continued affordability of this activity by providing homebuyer loans through VNHS, Inc. for the purchase of foreclosed-upon and redeveloped properties with an affordability period pursuant to HOME Program standards as they apply to homebuyer assistance at 24 CFR 92.252(a), (c), (e), and (f), and 92.254.**

**I. Total Budget: (Include public and private components) \$1,000,000.**

**J. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): **Up to four housing units acquired through foreclosure and then rehabilitated will be sold or provided on a lease-to-own basis to households at 51 to 120 percent of the area median income.****

## CERTIFICATIONS

- (1) **Affirmatively furthering fair housing.** The jurisdiction will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.
- (2) **Anti-lobbying.** The jurisdiction will comply with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.
- (3) **Authority of Jurisdiction.** The jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.
- (4) **Consistency with Plan.** The housing activities to be undertaken with NSP funds are consistent with its consolidated plan, which means that NSP funds will be used to meet the congressionally identified needs of abandoned and foreclosed homes in the targeted area set forth in the grantee's substantial amendment.
- (5) **Acquisition and relocation.** The jurisdiction will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the Notice for the NSP program published by HUD.
- (6) **Section 3.** The jurisdiction will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.
- (7) **Citizen Participation.** The jurisdiction is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.
- (8) **Following Plan.** The jurisdiction is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.
- (9) **Use of funds in 18 months.** The jurisdiction will comply with Title III of Division B of the Housing and Economic Recovery Act of 2008 by using, as defined in the NSP Notice, all of its grant funds within 18 months of receipt of the grant.
- (10) **Use NSP funds ≤ 120 of AMI.** The jurisdiction will comply with the requirement that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income.
- (11) **Assessments.** The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by


assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

(12) **Excessive Force.** The jurisdiction certifies that it has adopted and is enforcing: (1) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and (2) a policy of enforcing applicable State and local laws against physically barring entrance to or exit from, a facility or location that is the subject of such non-violent civil rights demonstrations within its jurisdiction.

(13) **Compliance with anti-discrimination laws.** The NSP grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

(14) **Compliance with lead-based paint procedures.** The activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

(15) **Compliance with laws.** The jurisdiction will comply with applicable laws.

  
Signature/Authorized Official

11/19/08  
Date

**Assistant City Manager/Community Development**  
Title

**APPLICATION FOR  
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application		<b>2. DATE SUBMITTED</b>	Applicant Identifier B-08-MC-06-0029
<input type="checkbox"/> Construction	<input type="checkbox"/> Pre-application	<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
<input checked="" type="checkbox"/> Non-Construction	<input type="checkbox"/> Construction	<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Pre-application		

**5. APPLICANT INFORMATION**

Legal Name: City of Vallejo	<b>Organizational Unit:</b> Department: Community Development
Organizational DUNS: 149184009	Division: Housing and Community Development
<b>Address:</b> Street: 200 Georgia Street	<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b> Prefix: Mr. First Name: Guy
City: Vallejo	Middle Name L.
County: Solano	Last Name Ricca
State: CA	Zip Code 94590
Country: U. S. A.	Suffix: Email: gricca@ci.vallejo.ca.us

<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> 9 4 - 6 0 0 0 4 4 8	Phone Number (give area code) 707/648-4395	Fax Number (give area code) 707/648-5249
--	---	---

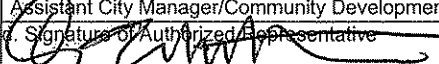
<b>8. TYPE OF APPLICATION:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>	<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types) Municipal Other (specify)
---	---

<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> 1 4 - 2 1 8	<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> Neighborhood Stabilization Program
--	--

<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b> City of Vallejo	<b>9. NAME OF FEDERAL AGENCY:</b> U. S. Department of Housing and Urban Development
<b>13. PROPOSED PROJECT</b> Start Date: 2/1/09	<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant 4
Ending Date: 7/31/10	b. Project 4

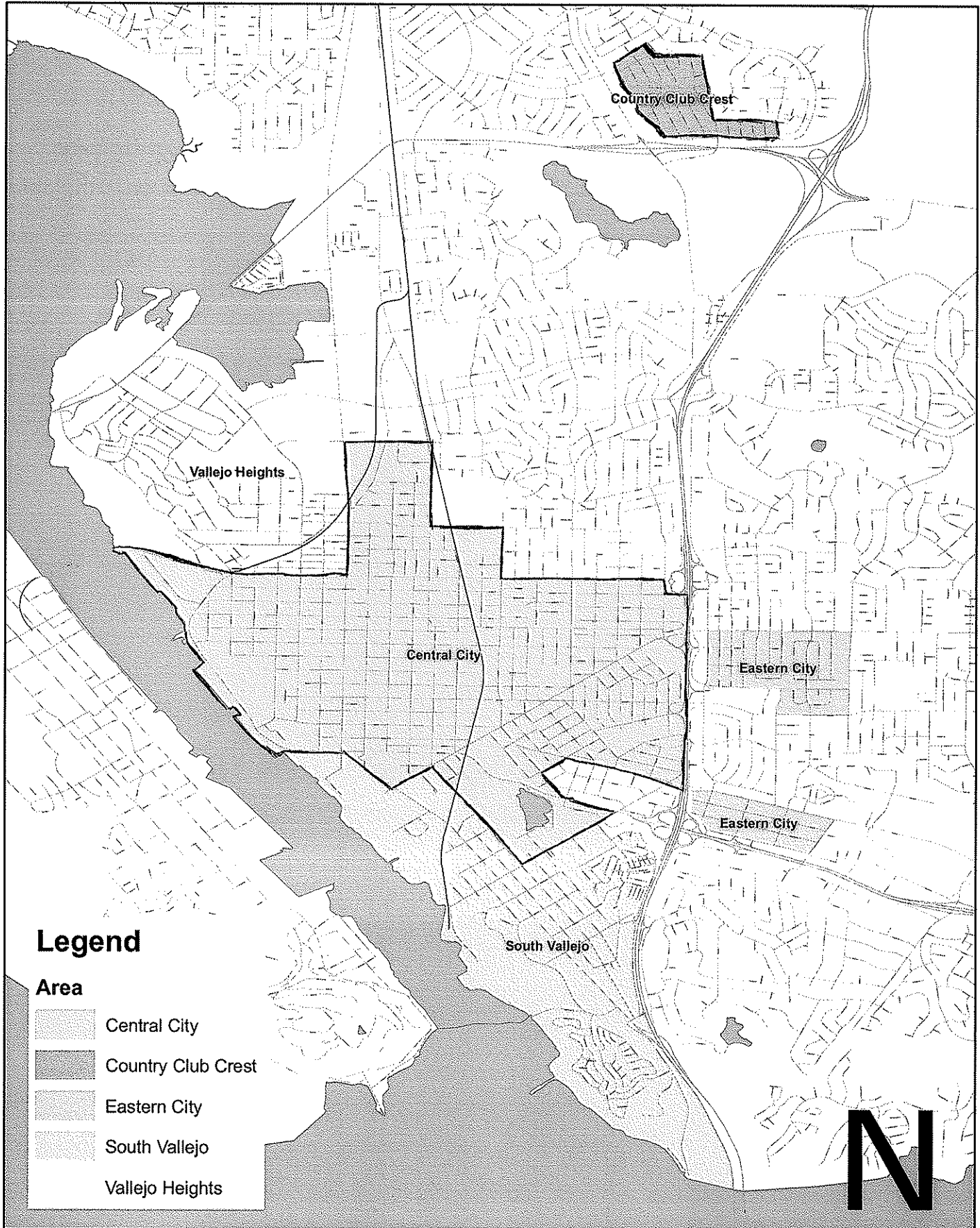
<b>15. ESTIMATED FUNDING:</b>	<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>
a. Federal \$ 2,657,861 <sup>00</sup>	a. Yes <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:
b. Applicant \$ <sup>00</sup>	b. No <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372
c. State \$ <sup>00</sup>	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW
d. Local \$ <sup>00</sup>	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>
e. Other \$ <sup>00</sup>	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No
f. Program Income \$ <sup>00</sup>	
g. TOTAL \$ 2,657,861 <sup>00</sup>	

**18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.**

<b>a. Authorized Representative</b>		
Prefix Mr.	First Name Craig	Middle Name
Last Name Whittom		Suffix
<b>b. Title</b> Assistant City Manager/Community Development		<b>c. Telephone Number (give area code)</b> 707/648-4579
<b>d. Signature of Authorized Representative</b> 		<b>e. Date Signed</b> 1/20/09



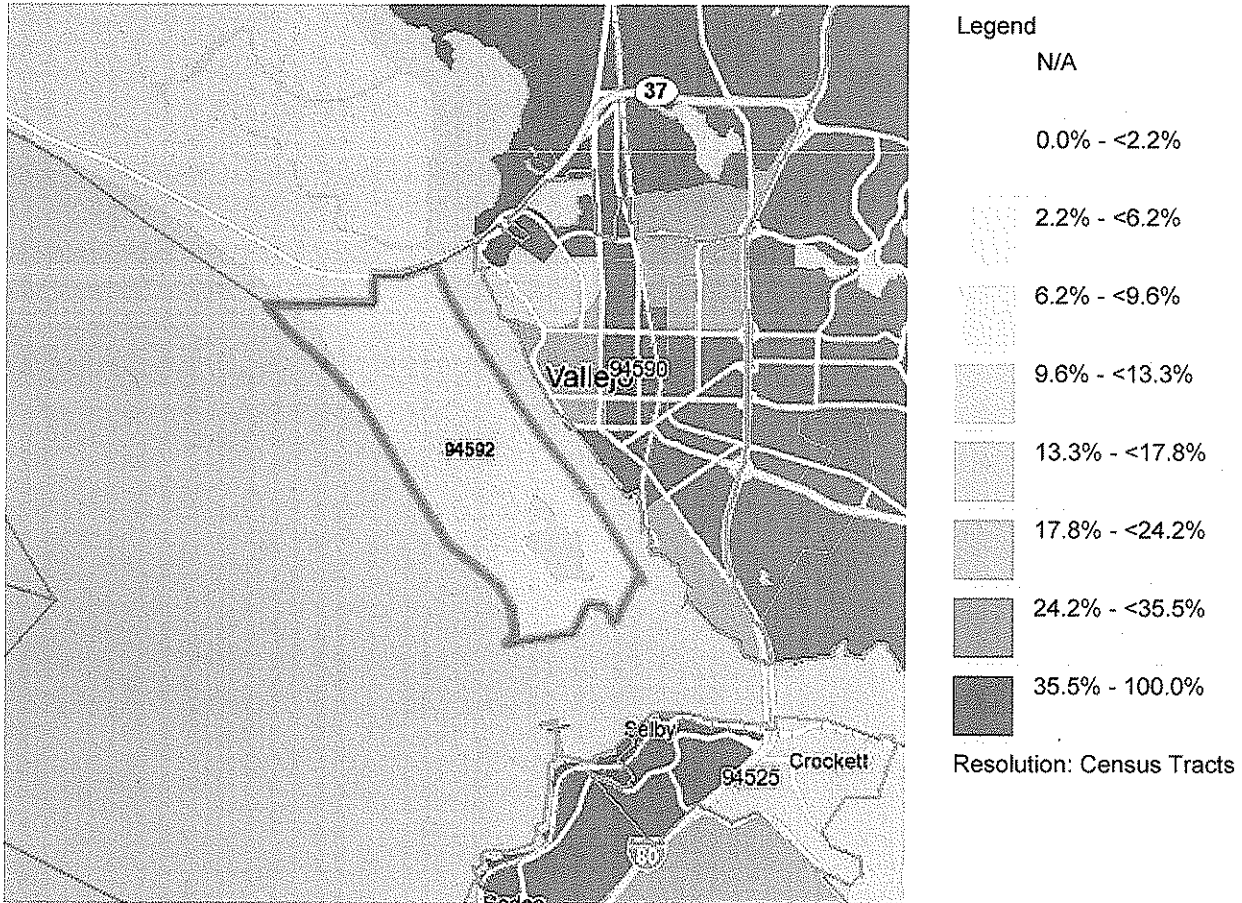
# Community Development Block Grant Target Neighborhood Areas



ATTACHMENT "2"



Pct. of conv. home purchase mortgage loans by subprime lenders in Vallejo, CA

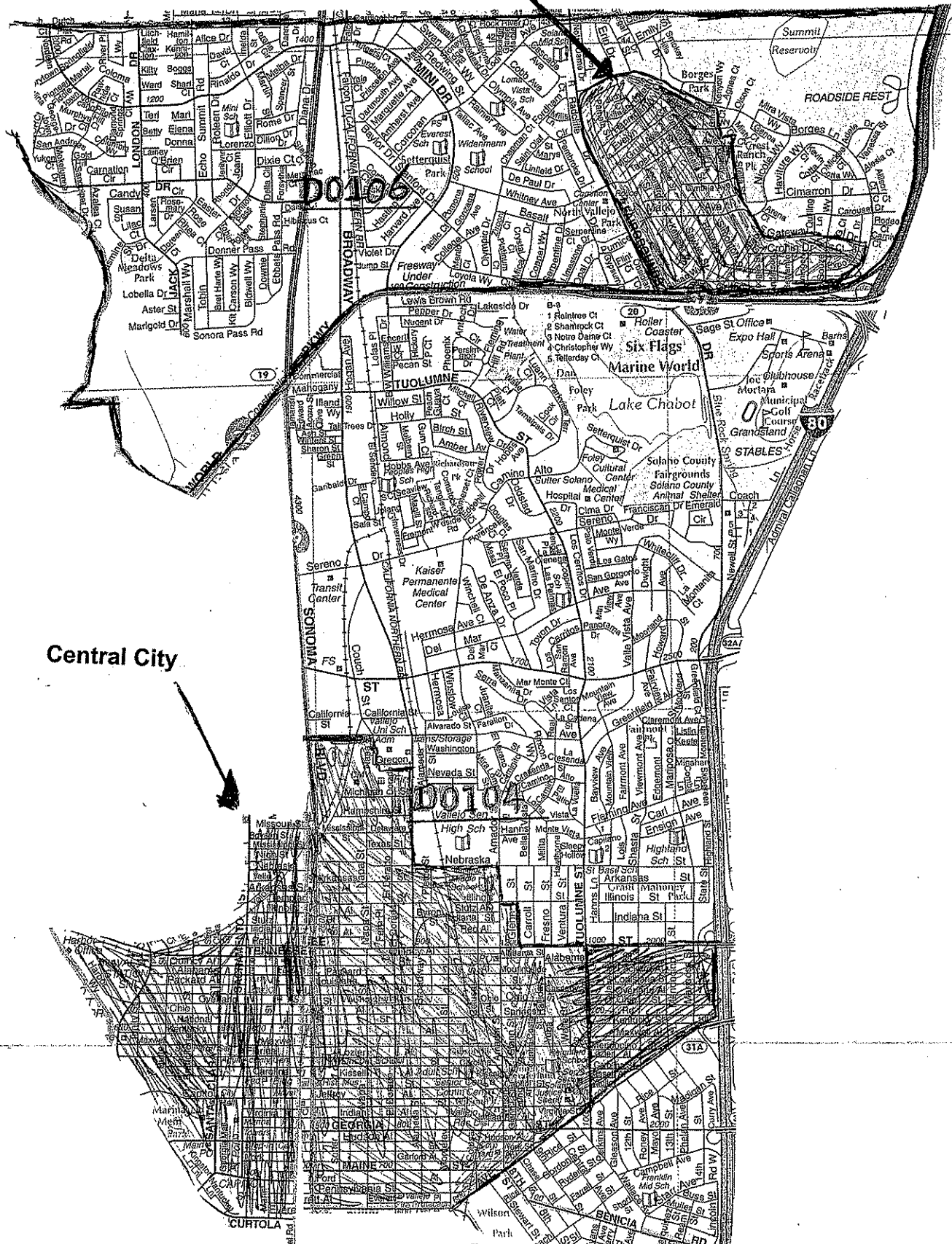


© KnowledgePlex®. Printed from DataPlace - www.dataplace.org

Data and graphic provided by DataPlace™ (<http://www.dataplace.org>).

Year: 2005

Country Club Crest



Central City

**EXHIBIT "A"**

~~(k) "Nuisance" means any nuisance defined pursuant to Part 3 (commencing with Section 3479) of Division 4 of the Civil Code, or any other form of nuisance recognized at common law or in equity.~~

~~(l) "Public entity" has the same meaning as defined in Section 811.2 of the Government Code.~~

~~(m) "Testing agency" means an agency approved by the department a qualified and equipped for testing of products, materials, equipment, and installations in accordance with nationally recognize standards.~~

17920.3. Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(a) Inadequate sanitation shall include, but not be limited to, the following:

(1) Lack of, or improper water closet, lavatory, or bathtub or shower in a dwelling unit.

(2) Lack of, or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel.

(3) Lack of, or improper kitchen sink.

(4) Lack of hot and cold running water to plumbing fixtures in a hotel.

(5) Lack of hot and cold running water to plumbing fixtures in a dwelling unit.

(6) Lack of adequate heating.

(7) Lack of, or improper operation of required ventilating equipment.

(8) Lack of minimum amounts of natural light and ventilation required by this code.

(9) Room and space dimensions less than required by this code.

(10) Lack of required electrical lighting.

(11) Dampness of habitable rooms.

(12) Infestation of insects, vermin, or rodents as determined by the health officer.

(13) General dilapidation or improper maintenance.

(14) Lack of connection to required sewage disposal system.

(15) Lack of adequate garbage and rubbish storage and removal facilities as determined by the health officer.

(b) Structural hazards shall include, but not be limited to, the following:

(1) Deteriorated or inadequate foundations.

(2) Defective or deteriorated flooring or floor supports.

(3) Flooring or floor supports of insufficient size to carry imposed loads with safety.

(4) Members of walls, partitions, or other vertical supports that



split, lean, list, or buckle due to defective material or deterioration.

(5) Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.

(6) Members of ceilings, roofs, ceilings and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.

(7) Members of ceiling, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.

(8) Fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration.

(9) Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.

(c) Any nuisance.

(d) All wiring, except that which conformed with all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly.

(e) All plumbing, except plumbing that conformed with all applicable laws in effect at the time of installation and has been maintained in good condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly, and that is free of cross connections and siphonage between fixtures.

(f) All mechanical equipment, including vents, except equipment that conformed with all applicable laws in effect at the time of installation and that has been maintained in good and safe condition or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly.

(g) Faulty weather protection, which shall include, but not be limited to, the following:

(1) Deteriorated, crumbling, or loose plaster.

(2) Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.

(3) Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.

(4) Broken, rotted, split, or buckled exterior wall coverings or roof coverings.

(h) Any building or portion thereof, device, apparatus, equipment combustible waste, or vegetation that, in the opinion of the chief of the fire department or his deputy, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.

(i) All materials of construction, except those which are specifically allowed or approved by this code, and which have been adequately maintained in good and safe condition.

(j) Those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborages

stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.

(k) Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance, in accordance with the latest edition of the Uniform Building Code.

(l) All buildings or portions thereof not provided with adequate exit facilities as required by this code, except those buildings or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction and that have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy.

When an unsafe condition exists through lack of, or improper location of, exits, additional exits may be required to be installed

(m) All buildings or portions thereof that are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this code, except those buildings or portions thereof that conformed with all applicable laws at the time of their construction and whose fire-resistive integrity and fire-extinguishing systems or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy.

(n) All buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for those occupancies.

(o) Inadequate structural resistance to horizontal forces.

"Substandard building" includes a building not in compliance with Section 13143.2.

However, a condition that would require displacement of sound walls or ceilings to meet height, length, or width requirements for ceilings, rooms, and dwelling units shall not by itself be considered sufficient existence of dangerous conditions making a building a substandard building, unless the building was constructed, altered, or converted in violation of those requirements in effect at the time of construction, alteration, or conversion.

~~17920.5. As used in this part "local appeals board" means the board or agency of a city or county which is authorized by the governing body of the city or county to hear appeals regarding the building requirements of the city or county. In any area in which there is no such board or agency, "local appeals board" means the governing body of the city or county having jurisdiction over such area.~~

~~17920.6. As used in this part, "housing appeals board" means the board or agency of a city or county which is authorized by the governing body of the city or county to hear appeals regarding the~~



November 4, 2008

Community Development Commission  
555 Santa Clara Street  
Vallejo CA 94590

RECEIVED  
City of Vallejo  
Housing and Community  
Development Division

NOV 05 2008

Referred to \_\_\_\_\_

Re: Neighborhood Stabilization Program

Dear Commissioners,

I would like to communicate our support for the proposed Substantial Amendment to Fiscal Year 2008/2009 Action Plan utilizing Neighborhood Stabilization Program funds (NSP). The draft amendment is well rounded with a variety of opportunities for very low to moderate-income families wishing to live in single family residences in Vallejo.

This is the perfect opportunity to make a positive impact in neighborhoods by purchasing homes that are blighted and / or safety hazards and rehabilitating them for rentals or purchase by first time buyers. There is an abundance of these homes throughout Vallejo and especially in North and Central Vallejo that can be purchased at below current market rates. Combined with other programs that have the same objectives, the NSP will help in stabilizing neighborhoods.

Additional funding is always needed for down payment assistance loans and closing cost grants to assist low and moderate-income families purchase their first home. An affordability covenant will guarantee that the home will continue to be an affordable unit for many years to come. Families that could not buy homes over the past several years because of the high market have already bought homes this year and many more are pre-approved and are looking for homes now.

Many more foreclosures will occur throughout 2009 as loan rates adjust upwards. While this Program is not a solution, it is a start in the right direction. It is better to do something for a few, than do nothing for anyone.

Thank you,

Carol Hardy  
Interim Director



50 California Street, Suite 3070  
San Francisco, CA 94111

November 6, 2008

Melinda Nestlerode,  
Acting Housing and Community  
Development Manager  
Housing Authority of the City of Vallejo  
200 Georgia St  
Vallejo, CA 94590-0143

Joseph M. Tanner  
Executive Director  
City of Vallejo  
555 Santa Clara Street  
Vallejo. CA 94590-0143

RECEIVED  
City of Vallejo

NOV 07 2008

Housing and Community  
Development Division

RE: Neighborhood Stabilization Program and Fannie Mae REO

Dear Ms. Nestlerode and Mr. Tanner:

Fannie Mae is pleased to provide this letter of support for your application to HUD under the Neighborhood Stabilization Program ("NSP"). I understand that you are considering using part of Vallejo's NSP allocation, if awarded, for the acquisition and rehab of foreclosed properties.

As we discussed, Fannie Mae currently owns approximately 40 such properties classified as Real Estate Owned (REO) within the Vallejo city limits. We are eager to continue our conversation around your interest in purchasing Fannie Mae REO at a discounted purchase price using NSP funds in order to further your neighborhood stabilization efforts during these difficult times.

Please let me know if you need any additional information at this time. We look forward to working with you on this critical neighborhood stabilization effort.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick Murcia'.

Patrick Murcia, Director  
Fannie Mae

cc: Eileen Neely  
Joseph Firschein

## ATTACHMENT "C"

Affordable Housing Affiliation  
110 East D. St.  
Benicia, Ca. 94510

American Red Cross  
1545 N. Texas St.  
Fairfield, CA 94533

Leanne Martinsen  
Area Agency on Aging  
PO Box 0069  
Vallejo, CA 94590-0680

Teresita Bautista  
165 Claxton Court  
Vallejo, CA 94589

Al Berenguer  
186 Stanmore Circle  
Vallejo, CA 94591

Todd Bishop  
318 Kentucky St.  
Vallejo, CA 94590

Employment Development Dept.  
1440 Marin Street  
Vallejo, CA 94590

Margaret Walther, Project Mgr  
Career Mobility Program Patient Care  
KP Northern California Regional Ofc  
1800 Harrison Street, 17th Floor  
Oakland, CA 94612

Chuck Eason  
Small Business Development Center  
Solano College  
424 Executive Court, Ste. C  
Fairfield, CA 94533

Robert Stalker  
Legal Services of No. Ca.  
1810 Capitol St.  
Vallejo, CA 94590

John Ortega  
90 Bavo Vista Way, Apt 7A  
San Rafael, CA 94901-1617

Kurt Chismark  
Catholic Social Service  
125 Corporate Place, Suite A  
Vallejo, CA 94590

Serafin Celones  
205 Peppercorn Court  
Vallejo, CA 94591

Central Core Restoration  
Corporation  
301 Georgia St.  
Vallejo, CA 94590

Rev. Rey Bernardes  
Christian Help Center  
2166 Sacramento St.  
Vallejo, CA 94590

Rev. Scott Peterson  
Church on the Hill  
210 Locust Drive  
Vallejo, CA 94591

Michelle Gardner  
Continentials of Omega  
#1 Positive Place  
Vallejo, CA 94589

County of Solano Health/  
Human Services Center  
1680 Fairgrounds Dr.  
Vallejo, CA 94589

Vallejo Architectural  
Heritage Foundation  
PO Box 1129  
Vallejo, CA 94590

Vallejo Heights H.A.  
P.O. Box 4243  
Vallejo, CA 94590

Filipino American Chamber  
Of Commerce, Inc.  
2614 Springs Road  
Vallejo, CA 94591

Jack Hanstein  
Episcopal Community  
P.O. Box 161268  
Sacramento, CA 95816

John Gianola, Mng Atty  
Fair Hsg Hotline Project  
619 North St.  
Woodland, CA 95695

Firma Lodge #27  
F. AND A.M.  
c/o 101 Diamond Springs Ct.  
Vallejo, CA 94589

Filipino American Social  
Svcs of Solano County  
C/O Bayanihan Center  
3495 Sonoma Blvd  
Vallejo, CA 94590

Filipino Community of  
Solano County  
820 Sonoma Blvd  
Vallejo, CA 94590

Lorraine Gaines  
1475 Ohio Street  
Vallejo, CA 94590

Carol Hardy  
VNHS, Inc.  
610 Lemon Street  
Vallejo, CA 94590

Vicki Conrad  
Florence Douglas Senior Ctr  
333 Amador St.  
Vallejo, CA 94590

Leon Green  
738 Valle Vista Ave.  
Vallejo, CA 94590

Betty Lee  
Rehoboth Comm Transformation Ctr  
245 Holly Street  
Vallejo, CA 94589

Ralbert Brooks, President  
Brooks Hamilton & Associates  
5552 Fremont Street  
Oakland, CA 94608

KDYA  
3260 Blume Dr., #520  
Richmond, CA 94006

Velma Harding  
P.O. Box 5403  
Vallejo, CA 94590

Hattie Smith-Miles  
The House of Acts  
627 Grant St.  
Vallejo, CA 94590

Don Isaac  
719 Chesterfield Way  
Rocklin, CA 95765-6108

Jackie Johnson  
208 Serramo Drive  
Fairfield, CA 94533

Food Bank  
P.O. Box 271966  
Concord, CA 94527

Vanita Finney  
VCUSD  
665 Walnut Ave  
Mare Island  
Vallejo, CA 94592

Shrenda Rodgers  
945 Tennessee Street  
Vallejo, CA 94590

Cathleen Reid  
231 Cabrillo Avenue  
Vallejo, CA 94591

J. Theodurou & M. Baldes  
M&M Construction  
500 Jessie Lane  
Petaluma, CA 94952

Frankie Masangkay  
160 Aberdeen Court  
Vallejo, CA 94591

Ellen McBride  
925 Sacramento St.  
Vallejo, CA 94590

Dr. Jack Clemes  
614 Ohio Street  
Vallejo, CA 94590

Giovanni Gianbastiani  
625 Pennsylvania St  
Vallejo, CA 94590

Kenneth Jones  
AMCAL  
2124 Bedrock Way  
Antioch, CA 94509

Norman King Center  
545 Magazine St.  
Vallejo, CA 94590

Rick Johnson  
North Bay Vineyard Christ. Fellowship  
1 Rancho Square  
Vallejo, CA 94589

Hispanic Chamber of Commerce  
Solano/Napa County  
2418 Sonoma Blvd  
Vallejo, CA 94590

Ken Odiwe  
332 Devonshire Ct.  
Vallejo, CA 94591

Napa Solano Health Project  
3467 Sonoma Blvd., Suite 10  
Vallejo, CA 94590

Gerald Pitts  
10 Mariposa Street  
Vallejo, CA 94590

Robert LeGresley  
Independent Living Resource  
3200 Clayton Road  
Concord, CA 94519

Saskia Lembesis  
Meals On Wheels  
95 Marina Center  
Suisun, CA 94585

Kay Bosick  
Youth and Family Services  
1017 Tennessee Street  
Vallejo, CA 94590

Dean Ahlberg  
1109 Sacramento Street  
Vallejo, CA 94590

Carol Roberts  
Southern Solano Alcohol Council  
419 Pennsylvania St  
Vallejo, CA 94590

Cedric Johnson  
P. O. Box 5522  
Vallejo, CA 94591

Jerry Rothfeld  
931 Branciforte Street  
Vallejo, CA 94590

J. C. Hicks  
Florida – Hilton N. A.  
57 Chesley Court  
Vallejo, CA 94591

P. J. Davis  
SSNC  
1545 N. Texas St., Suite 301  
Fairfield, CA 94533

Safequest Solano  
1745 Enterprise Dr., Ste 2-D  
Fairfield, CA 94533

Darvin Peterson  
6242 Pebble Beach Dr.  
Vallejo, CA 94591

Betty Frank  
Concerned Citizens of CCC  
406 Taper Avenue  
Vallejo, CA 94589

June Cummings  
Emani, Inc.  
P. O. Box 4156  
Vallejo, CA 94590

Anne Shapiro, PHN  
Sol. Cty Health & Soc Svcs  
355 Tuolumne St.  
Vallejo, CA 94590

Bob Deluca  
Child Start  
439 Devlin Rd.  
Napa, CA 94558

Springstowne Library  
1003 Oakwood Ave.  
Vallejo, CA 94590

Rev. Carieta Cain-Grizzell  
St. Paul A.M.E.  
1901 Carolina St  
Vallejo, CA 94590

Sister Claire  
St. Vincent's  
400 Florida Street  
Vallejo, CA 94590

Elvira DeLeon  
The Success Center  
1055 Azuar Drive, Mare Island  
Vallejo, CA 94592

Linda Brown  
True Pentecostal COGIC  
131 Mendocino St.  
Vallejo, CA 94590

Wayne Williams  
Vallejo Aquatic Club  
1065 Orchard Ave  
Vallejo, CA 94591-7532

Vjo Chamber of Commerce  
427 York St.  
Vallejo, CA 94590

Bay Area Family Services  
Attn: Sue Wiggins  
3272 Sonoma Blvd.  
Vallejo, CA 94590

Patrice Bolton  
P. O. Box 670  
Vallejo, CA 94591

Mildred Wagner  
Vallejo Inter-Tribal Council  
P.O. Box 5552  
Vallejo, CA 94591

Carmen Williams  
130 Agnes Court  
Vallejo, CA 94589

Hillcrest Park Assn.  
330 Rodgers St.  
Vallejo, CA 94590

DANIEL COLEMAN  
2438 SPRINGS RD  
VALLEJO, CA 94591

Lamar Turner  
E. A. H.  
2169 East Francisco Blvd, #B  
San Rafael, CA 94901

Don Lusty  
BRIDGE Housing Corp.  
345 Spear St., Suite 700  
San Francisco, CA 94105

Stars Program  
Lutheran Church of Holy Trinity  
201 Doyle Drive  
Vallejo, CA 94591

Jewel Parker  
409 Carter St  
Vallejo, CA 94590

Executive Director  
Solano Habitat for Humanity  
110 Railroad Ave., Suite A-3  
Suisun City, CA 94585

Sharon Spencer  
Hope Haven Transitional Shelter  
164 Robles Dr., A7, PMB 178  
Vallejo, CA 94591

Janice Lewis  
A Place 2 Live  
301 Georgia St., Ste 221  
Vallejo, CA 94590

NAACP  
PO BOX 9205  
VALLEJO, CA 94591-9205

Mitch Abdallah  
PAM Development  
2020 W. Kettleman Lane  
Lodi, CA 95242

MIKE URICK  
110 FREMONT ST  
VALLEJO, CA 94589

ROBERT BRYANT  
938 NEBRASKA ST  
VALLEJO, CA 94591

RICHARD ESCHENBURG  
330 ARAGON STREET  
VALLEJO, CA 94591

PEGGY COHEN-THOMPSON  
141 DARTMOUTH DRIVE  
VALLEJO, CA 94589

PHYLLIS HARRISON  
1408 ROLEEN DRIVE  
VALLEJO, CA 94589

EARNESTINE LAWSON  
373 SAWYER  
VALLEJO, CA 94589

KATHLEEN O'SULLIVAN  
28 CALHOUN STREET  
VALLEJO, CA 94590

EVETTE WATT  
1019 CAROLINA STREET  
VALLEJO, CA 94590

MARIA M. BITAGON  
1901 OHIO STREET  
VALLEJO, CA 94590

CHARLES BROWN, III  
752 6<sup>TH</sup> ST  
VALLEJO, CA 94590

MICHELLE PITTS  
117 SEALION PLACE  
VALLEJO, CA 94591

CHRIS PLATZER  
187 BAXTER STREET  
VALLEJO, CA 94590

CARMEN VANCE  
118 Garibaldi Drive  
VALLEJO, CA 94589

ROZZANA VERDER-ALIGA  
120 SHEILA COURT  
VALLEJO, CA 94591

MUSTAFA ABDUL-GHANEY  
PO BOX 1632  
VALLEJO, CA 94590

HENRY THORPE, JR  
245 MASONIC DRIVE  
VALLEJO, CA 94591

DON DEMMON  
2722 WASHBURN COURT  
VALLEJO, CA 94591

SURRY POOLE  
880 S. REGATTA DRIVE  
VALLEJO, CA 94591

GREGORIA TORRES  
2267 BENNINGTON DR  
VALLEJO, CA 94591

DANIEL KOSTER  
4167 SUMMER GATE  
VALLEJO, CA 94591

DAVID D. CATES  
246 "B" STREET  
VALLEJO, CA 94590

KAY WOODSON  
104 COMBS LANE  
VALLEJO, CA 94590



Chris Spurrier  
525 Edwards St  
Crockett, CA 94525

Diane Merrick  
238 Mayo Avenue  
Vallejo, CA 94590

Jean De Young  
Healthy Spaces for Successful Living  
683 Vincent Court  
Benicia, CA 94510

VIOLETA ESPIRITU  
5162 ZINFANDEL LANE  
VALLEJO, CA 94591

Thom Howard  
628 Louisiana Street  
Vallejo, CA 94590

City Clerk's Office

David Kleinschmidt  
Public Works Dept.

Fighting Back Partnership  
c/o JFK Library

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

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

Cynthia Mack  
Milestones of Development  
1 Florida Street  
Vallejo, CA 94590

The Salvation Army  
630 Tuolumne St  
Vallejo, CA 94590

Elizabeth Armas  
P.O. Box 4739  
Vallejo, CA 94590

Bob Weir  
125 Benson Ave.  
Vallejo, CA 94590

Cameron Shearer  
P.O. Box 3065  
Vallejo, CA 94590

Leatrice Knox  
450 Christopher Way  
Vallejo, CA 94589

Pearl Diggs  
240 Hermosa Ave  
Vallejo, CA 94589

Cathi Engel  
Children's Nuturing Project  
274 E. Sunset Avenue, #167  
Suisun City, CA 94585

Arc-Solano  
3272 Sonoma Blvd, Suite 4  
Vallejo, CA 94590

Gloria Lessier  
2525 Flosden Road, Suite #4  
American Canyon, CA 94553

Susan Anthony  
900 Carolina Street  
Vallejo, CA 94590

Jim Slover  
130 Ohio Street  
Vallejo, CA 94590

Ms. Patricia Scott  
169 DePaul Drive  
Vallejo, CA 94589

Jim Andoh  
City of Benicia  
250 East "L" Street  
Benicia, CA 94510

Ted Correy  
Washington Park N. A.  
1001 Ohio Street  
Vallejo, CA 94590

Maxine Laidlaw  
223 Page St.  
San Francisco, CA 94102

Wendy Yan  
MCA Housing Partners  
320 Golden Shore – Suite 200  
Long Beach, CA 90802

Scott Falcone  
Citizens Housing Corporation  
26 O'Farrell Street, Suite 506  
San Francisco, CA 94108

Jim Silverwood  
Affirmed Housing Group  
13520 Evening Creek Dr. North, #360  
San Diego, CA 92128

Eddie Daniels  
124 Ron Court  
Vallejo, CA 94591

Britte Patton  
410 Whitney Ave  
Vallejo, CA 94589

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

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

Dorothy Richardson  
Highway Church of God In Christ  
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