



U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
600 Harrison Street
San Francisco, California 94107-1387
www.hud.gov
espanol.hud.gov

MAR - 9 2011

RECEIVED
City of Vallejo
Housing and Community
Development Director

MAR 11 2011

Referred to _____

Mr. Craig Whittom
Assistant City Manager
City of Vallejo
200 Georgia Street
Vallejo, CA 94590

Dear Mr. Craig Whittom,

Enclosed are two executed copies of the Funding Approval and Grant Agreement (Grant Agreement) for the third round of Neighborhood Stabilization Program (NSP3) grant funds allocated to **Vallejo, CA**. The Department has approved your jurisdiction's substantial action plan amendment for the NSP3 funds in the amount of \$1,744,593 and looks forward to working with you as your jurisdiction begins to implement its NSP3 program.

The NSP3 program is pursuant to the authority of section 1497 of the Wall Street Reform and Consumer Protection Act of 2010 (Pub. L. 111-203 (July 21, 2010)) (Dodd-Frank Act). Please note that there is an expenditure deadline of 24 months from the date of HUD's execution of this Grant Agreement to expend half of the NSP3 Grant amount pursuant to the requirements of this Agreement, the Dodd-Frank Act, the Recovery Act, HERA and the NSP3 Notice, as amended. There is also an expenditure deadline of 36 months from the date of HUD's execution of this Grant Agreement to expend the total NSP3 Grant amount pursuant to the requirements of this Agreement, the Dodd-Frank Act, the Recovery Act, HERA and the NSP3 Notice, as amended. The expenditure deadlines were triggered by HUD's execution of the Grant Agreement. Please execute the agreements and return one copy to HUD as quickly as possible to ensure that you have the maximum time available to use the NSP funds. Grant Agreements should be returned to this office at the following address:

Angelo Tom
Director, CPD Program Support
HUD San Francisco Regional Office
600 Harrison Street, 3rd Floor
San Francisco, CA 94107

Grant Agreements must be signed by an authorized official of the grantee. Upon receipt of the executed Grant Agreement, HUD will immediately forward the fully executed Grant Agreement to the Department's accounting operations center in order to make the funds available on the grantee's line of credit. Please recall that NSP3 funds will be available through HUD's Disaster Recovery Grant Reporting (DRGR) system, not the Integrated Disbursement and Information System (IDIS). If you have questions regarding DRGR, please contact the DRGR help desk at DRGR_Help@hud.gov. HUD will notify grantees when NSP funds are available for drawdown through DRGR.

Grantees are reminded that:

- The October 6, 2008, Federal Register Notice requires that NSP grantees maintain on their official website a copy of the final approved substantial action plan amendment. Grantees are also reminded that they are required to post quarterly performance reports to their websites concurrent with their submission to HUD.
- NSP-funded activities are subject to applicable provisions of the HUD Environmental Review Procedures (24 CFR Part 58). In this regard a request for release of funds must be approved by HUD prior to the obligation or utilization of funds for NSP activities. The environmental review process for NSP is the same as for the Community Development Block Grant (CDBG) program.
- The Grant Agreement requires grantees to submit information on performance measurement as established by the Secretary for activities undertaken with NSP grant funds.
- As a recipient of HUD funds, federal law requires that you ensure your plan benefits all members of your community, without regard to race, color, national origin, sex, religion, familial status, or disability. You should take affirmative steps to ensure that no person is denied the benefit of housing or housing-related services for any of the foregoing reasons.
- Providing false, fictitious or misleading information with respect to the administration of NSP funds may result in criminal, civil or administrative prosecution under 18 U.S.C. 1001, 18 U.S.C. 1343, 31 U.S.C. 3729, 31 U.S.C. 3801, or another applicable statute.

The Department is pleased to have this opportunity to work with your jurisdiction through the Neighborhood Stabilization Program and we are available to assist with your implementation of the program. If you have any questions, please call Rebecca Blanco, your NSP Representative, at 415-489-6569 or visit the NSP resource exchange at www.hudnsphelp.info.

Sincerely,



Maria Cremer
Acting Director, Community Planning
and Development

Enclosures

The National First Look Program

As NSP3 grantees begin implementing their programs, CPD wants to remind grantees of the National First Look Program. HUD and the National Community Stabilization Trust (NCST) have joined together to launch the National First Look Program. This extraordinary public-private partnership allows grantees a "first look" or right of refusal to purchase Federal Housing Administration (FHA) and properties from other public and private financial institutions *before* they are they are listed for sale in the general market.

To quickly access and identify FHA real estate owned and other properties, NCST created an interactive web-based mapping and acquisition management tool called *REOMatch*. Grantees will be notified immediately when a property in their NSP target area becomes available for sale. These newly convey properties are offered *prior* to sale to the general public. Grantees can contact NCST for more information at info@stabilizationtrust.com

For grantees interested in purchasing FHA properties, the first step is to apply for a Name and Address Identifier (NAID) from the FHA Homeownership Center. Once the NAID is issued, grantees will begin receiving lists of properties for sale in their target area. The grantee will have an *exclusive* period of approximately 12 days to review the property and decide if they wish to purchase it. Once the appraisal is received, grantees have an additional 2 days to submit an offer. These FHA properties are offered at a 10% discount. For more information about purchasing FHA properties through this exclusive sales method, please review the following website:

<http://hudnsphelp.info/index.cfm?do=viewFHAfirstLook>

CPD encourages grantees to take advantage of this opportunity to purchase these newly conveyed properties from both FHA and other financial institutions.

US. Department of Housing and Urban Development
San Francisco Regional Office, Region IX
600 Harrison Street, 3rd Floor
San Francisco, CA 94107-1387
Reply Attention: _____

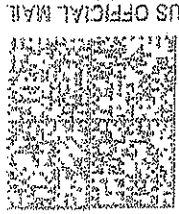
Official Business
Penalty For Private Use, \$300

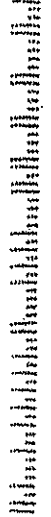
RECEIVED
City of Vallejo
Housing and Community
Development Division

MAR 11 2011

Returned to _____

Mr. Craig Whitton
Assistant City Manager
City of Vallejo
200 Georgia Street
Vallejo, CA 94590



945905330 0004 

**FUNDING APPROVAL AND GRANT AGREEMENT FOR
NEIGHBORHOOD STABILIZATION PROGRAM 3 (NSP3) FUNDS
AS AUTHORIZED AND APPROPRIATED UNDER THE WALL STREET
REFORM AND CONSUMER PROTECTION ACT OF 2010, AMERICAN
RECOVERY AND REINVESTMENT ACT OF 2009 AND THE HOUSING
AND ECONOMIC RECOVERY ACT OF 2008
(PUBLIC LAWS 111-203, 111-005 and 110-289)**

NSP3 GRANTEE: Vallejo

NSP3 GRANT NUMBER: B-11-MN-06-0010

NSP3 GRANT AMOUNT: \$1,744,593

NSP3 APPROVAL DATE: March 9, 2011

NSP3 EXPENDITURE DEADLINE (2 YEAR): March 9, 2013

NSP3 EXPENDITURE DEADLINE (3 YEAR): March 9, 2014

GRANTEE DUNS NUMBER: 149184009

1. This Grant Agreement between the U.S. Department of Housing and Urban Development (HUD) and Vallejo (Grantee) is made pursuant to the authority of section 1497 of the Wall Street Reform and Consumer Protection Act of 2010 (Pub. L. 111-203 (July 21, 2010)) (Dodd-Frank Act), title XII of Division A of the American Recovery and Reinvestment Act of 2009 (Public Law 111-5 (February 17, 2009)) (Recovery Act) and sections 2301 – 2304 of the Housing and Economic Recovery Act of 2008 (Public Law 110-289 (July 30, 2008)) (HERA). The program established pursuant to section 2301-2304 of HERA is known as the "Neighborhood Stabilization Program" or "NSP." The term "NSP2" refers to the second appropriation of NSP funds provided under the Recovery Act. The additional allocation under the Frank Dodd Act represents the third round of Neighborhood Stabilization Program funding and is referred to as "NSP3." Notice of Formula Allocations and Program Requirements for Neighborhood Stabilization Program Formula Grants (Docket No. FR-5447-N-01, October 19, 2010) (NSP3 Notice); the Dodd-Frank Act; the Recovery Act; HERA; the Grantee's application for NSP3; the HUD regulations at 24 CFR Part 570 (as modified by the NSP3 Notice as now in effect and as may be amended from time to time) (Regulations); and this Funding Approval, including any special conditions, constitute part of the Grant Agreement. In the event of a conflict between a provision of the Grantee's Application and any provision of this Grant Agreement, the latter shall control.

2. The Grantee shall comply with reporting requirements established by HUD and OMB (including all revisions to such reporting requirements) and the Federal Funding Accountability and Transparency Act (Pub. L. 109-282) (including implementing guidance).
3. Subject to the provisions of this Grant Agreement, HUD will make NSP3 Grant Funds in the amount of \$1,744,593 available to the Grantee upon execution of this Grant Agreement by the parties. Of that amount, \$436,149 must be used to house individuals or families whose incomes do not exceed 50 percent of area median income, pursuant to Dodd-Frank Act. The Grantee shall have 24 months from the date of HUD's execution of this Grant Agreement to expend half of the NSP3 Grant amount pursuant to the requirements of this Agreement, the Dodd-Frank Act, the Recovery Act, HERA and the NSP3 Notice, as amended. The Grantee shall have 36 months from the date of HUD's execution of this Grant Agreement to expend the total NSP3 Grant amount pursuant to the requirements of this Agreement, the Dodd-Frank Act, the Recovery Act, HERA and the NSP3 Notice, as amended. The NSP3 Grant Funds may be used to pay eligible costs arising from eligible uses incurred after the NSP3 Approval Date provided the activities to which such costs are related are carried out in compliance with all applicable requirements. Pre-award planning and general administrative costs may not be paid with funding assistance except as permitted in the NSP3 Notice, as amended. Other pre-award costs may not be paid with funding assistance except as permitted by 24 CFR 570.200(h); for purposes of NSP3, such costs are limited to those incurred on or after the date that the NSP3 Notice was published by HUD.
4. The Grantee agrees to assume all of the responsibilities for environmental review, decisionmaking, and actions, as specified and required in regulations issued by the Secretary pursuant to section 104(g) of Title I of the Housing and Community Development Act, as amended (42 U.S.C. 5304) and published in 24 CFR Part 58.
5. The Grantee agrees that it will demolish or convert units using NSP3 funds only to the extent and scope described in the NSP3 substantial amendment. The Grantee agrees that under no circumstances will NSP3 funds be used to demolish any public housing (as defined in section 3 of the United States Housing Act of 1937 (42 U.S.C. 1437a)).
6. The Grantee agrees to comply with the Recovery Act provisions concerning tenant protections applicable to NSP3 acquisitions of foreclosed property. The Grantee must document its efforts to ensure that the initial successor in interest (ISII) in a foreclosed upon dwelling or residential real property (typically, the initial successor in interest in property acquired through foreclosure is the lender or trustee for holders of obligations secured by mortgage liens) has provided bona fide tenants with the notice and other protections outlined in the Recovery Act. The Grantee will not use NSP3 funds to finance the acquisition of property from any initial successor in interest that failed to comply with applicable requirements unless the Grantee assumes the obligations of such initial successor in interest with respect to bona fide tenants. If the Grantee elects to assume such obligations, it may only do so if the tenant is still occupying the property and will provide any tenant displaced as a result of the NSP3 funded acquisition with the

assistance outlined in 24 CFR 570.606. If the Grantee knows that the ISII did not comply with the NSP tenant protection requirements and vacated the property contrary to the NSP requirements, NSP3 funds cannot be used to acquire such properties.

7. The Grantee further acknowledges its responsibility for adherence to all applicable terms and conditions of this grant award by sub-recipient entities and contractors, including obtaining a DUNS number (or updating the existing DUNS record), and registering with the Central Contractor Registration.
8. This Grant Agreement may be amended only with the prior written approval of HUD. In considering proposed amendments to this Grant Agreement, HUD shall also review, among other things, whether the amendment is otherwise consistent with the Dodd-Frank Act, the Recovery Act, HERA, the NSP3 Notice, as amended, and the Regulations.
9. The Grantee may not amend its Grantee Submission other than as described above; however, such amendments will be subject to the requirements of the NSP3 Notice and any revisions HUD may make to the NSP3 Notice (or any successor Notice or regulation).
10. The Grantee must respond in writing to any citizen complaint within 15 working days, if feasible, and send a copy of the response to HUD. The Grantee shall at all times maintain an up-to-date copy of its Grantee Application, including all amendments approved by HUD, on its Internet website. Further, the Grantee shall maintain information on all drawdowns, deposits, and expenditures of grant funds and program income under this Funding Approval and Grant Agreement and any other records required by 24 CFR 570.506 and the NSP3 Notice, as amended, in its files and shall make such information available for audit or inspection by duly authorized representatives of HUD, HUD's Office of the Inspector General, or the Comptroller General of the United States.
11. The Grantee is advised that providing false, fictitious or misleading information with respect to NSP3 Grant Funds may result in criminal, civil or administrative prosecution under 18 USC § 1001, 18 USC § 1343, 31 USC § 3729, 31 USC § 3801 or another applicable statute.
12. Close-out of this grant shall be subject to the provisions of 24 CFR 570.509 or such close-out instructions as may hereafter be issued by HUD specifically for NSP3 grants.

[Optional - Special Conditions are attached to this Grant Agreement. Explanation of failure to comply.]

[Remainder of this page blank]

Special Conditions to Funding Approval and Grant Agreement For Neighborhood Stabilization Program (NSP) Funds as Authorized and Appropriated by the Wall Street Reform and Consumer Protection Act of 2010, the American Recovery and Reinvestment Act of 2009 and the Housing and Economic Recovery Act of 2008 (Public Laws 111-203, 111-5 and 110-289)

NSP3 Grantee: Vallejo

NSP3 Grant Number B-11-MN-06-0010

NSP3 Grant Amount: \$1,744,593

NSP3 Approval Date: March 9, 2011

Special Conditions:

1. Pursuant to 24 CFR 85.12 (a)(1)(2)(4) or (5), a special condition applies to this Grant Agreement due to past performance in the NSP1, NSP2, CDBG, or HOME programs. The Grantee shall submit documentation describing how past CDBG performance issues have been resolved or are now being resolved and explaining how they will not impact the administration of the NSP program. If the Grantee fails to submit such documentation within 60 days from the date HUD signed this Grant Agreement, HUD may thereafter withhold authority to incur additional obligations of NSP3 Grant Funds or take other actions authorized under 24 CFR 85.12(b).

Application for Federal Assistance SF-424

Version 02

*1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	*2. Type of Application * If Revision, select appropriate letter(s) <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	*Other (Specify) _____
---	--	---------------------------

3. Date Received: _____ 4. Applicant Identifier: _____

5a. Federal Entity Identifier: _____ *5b. Federal Award Identifier: _____

State Use Only:

6. Date Received by State: _____ 7. State Application Identifier: _____

8. APPLICANT INFORMATION:

*a. Legal Name: City of Vallejo

*b. Employer/Taxpayer Identification Number (EIN/TIN): 94-6000448	*c. Organizational DUNS: 149184009
--	---------------------------------------

d. Address:

*Street 1: 200 Georgia Street
Street 2: _____
*City: Vallejo
County: Solano
*State: CA
Province: _____
*Country: United States
*Zip / Postal Code 94590

e. Organizational Unit:

Department Name: Community Development	Division Name: Housing and Community Development
---	---

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms. *First Name: Ty
Middle Name: K.
*Last Name: Robinson
Suffix: _____

Title: Community Development Analyst

Organizational Affiliation:
Housing and Community Development

*Telephone Number: 707-648-4359 Fax Number: 707-648-5249

*Email: Ty@ci.vallejo.ca.us

Application for Federal Assistance SF-424

Version 02

***9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10 Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Neighborhood Stabilization Program (NSP) 3

***12 Funding Opportunity Number:**

FR-5300-N-01

*Title:

Policy requirements applicable to all HUD Notices of Funding Availability (NOFAs) published during FY2010.

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Vallejo, CA

***15. Descriptive Title of Applicant's Project:**

Neighborhood Stabilization, through the acquiring, rehabilitation, and resale of foreclosed-upon and/or abandoned properties.

Application for Federal Assistance SF-424 Version 02

16. Congressional Districts Of:
*a. Applicant: 4th *b. Program/Project: 4th

17. Proposed Project:
*a. Start Date: 06-01-2011 *b. End Date: 06-01-2014

18. Estimated Funding (\$):

*a. Federal	1,744,593
*b. Applicant	_____
*c. State	_____
*d. Local	_____
*e. Other	_____
*f. Program Income	_____
*g. TOTAL	1,744,593

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**
 a. This application was made available to the State under the Executive Order 12372 Process for review on _____
 b. Program is subject to E.O. 12372 but has not been selected by the State for review.
 c. Program is not covered by E. O. 12372

***20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**
 Yes No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)
 ** I AGREE
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions


Authorized Representative:

Prefix: Mr. _____ *First Name: Craig _____
Middle Name: _____
*Last Name: Whittom _____
Suffix: _____

*Title: Assistant City Manager /Community Development

*Telephone Number: 707-648-4579 Fax Number: 707-648-5249

* Email: cwhittom@ci.vallejo.ca.us

*Signature of Authorized Representative:  *Date Signed: 2/23/11

Application for Federal Assistance SF-424

Version 02

***Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

Not applicable.

INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 60 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

This is a standard form (including the continuation sheet) required for use as a cover sheet for submission of preapplications and applications and related information under discretionary programs. Some of the items are required and some are optional at the discretion of the applicant or the Federal agency (agency). Required items are identified with an asterisk on the form and are specified in the instructions below. In addition to the instructions provided below, applicants must consult agency instructions to determine specific requirements.

Item	Entry:	Item	Entry:
1.	Type of Submission: (Required): Select one type of submission in accordance with agency instructions. <ul style="list-style-type: none"> • Preapplication • Application • Changed/Corrected Application – If requested by the agency, check if this submission is to change or correct a previously submitted application. Unless requested by the agency, applicants may not use this to submit changes after the closing date. 	10.	Name Of Federal Agency: (Required) Enter the name of the Federal agency from which assistance is being requested with this application.
2.	Type of Application: (Required) Select one type of application in accordance with agency instructions. <ul style="list-style-type: none"> • New – An application that is being submitted to an agency for the first time. • Continuation - An extension for an additional funding/budget period for a project with a projected completion date. This can include renewals. • Revision - Any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision, enter the appropriate letter(s). More than one may be selected. If "Other" is selected, please specify in text box provided. <ul style="list-style-type: none"> A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration E. Other (specify) 	11.	Catalog Of Federal Domestic Assistance Number/Title: Enter the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested, as found in the program announcement, if applicable.
		12.	Funding Opportunity Number/Title: (Required) Enter the Funding Opportunity Number and title of the opportunity under which assistance is requested, as found in the program announcement.
		13.	Competition Identification Number/Title: Enter the Competition Identification Number and title of the competition under which assistance is requested, if applicable.
3.	Date Received: Leave this field blank. This date will be assigned by the Federal agency.	14.	Areas Affected By Project: List the areas or entities using the categories (e.g., cities, counties, states, etc.) specified in agency instructions. Use the continuation sheet to enter additional areas, if needed.
		15.	Descriptive Title of Applicant's Project: (Required) Enter a brief descriptive title of the project. If appropriate, attach a map showing project location (e.g., construction or real property projects). For preapplications, attach a summary description of the project.
4.	Applicant Identifier: Enter the entity identifier assigned by the Federal agency, if any, or applicant's control number, if applicable.	16.	Congressional Districts Of: (Required) 16a. Enter the applicant's Congressional District, and 16b. Enter all District(s) affected by the program or project. Enter in the format: 2 characters State Abbreviation – 3 characters District Number, e.g., CA-005 for California 5 th district, CA-012 for California 12 th district, NC-103 for North Carolina's 103 rd district. <ul style="list-style-type: none"> • If all congressional districts in a state are affected, enter "all" for the district number, e.g., MD-all for all congressional districts in Maryland. • If nationwide, i.e. all districts within all states are affected, enter US-all. • If the program/projects outside the US, enter 00-000.
5a.	Federal Entity Identifier: Enter the number assigned to your organization by the Federal Agency, if any.		
5b.	Federal Award Identifier: For new applications leave blank. For a continuation or revision to an existing award, enter the previously assigned Federal award identifier number. If a changed/corrected application, enter the Federal Identifier in accordance with agency instructions.		
6.	Date Received by State: Leave this field blank. This date will be assigned by the State, if applicable.		
7.	State Application Identifier: Leave this field blank. This identifier will be assigned by the State, if applicable.		
5.	Applicant Information: Enter the following in accordance with agency instructions: <ul style="list-style-type: none"> a. Legal Name: (Required): Enter the legal name of applicant that will undertake the assistance activity. This is the name that the organization has registered with the Central Contractor Registry. Information on registering with CCR may be obtained by visiting the Grants.gov website. b. Employer/Taxpayer Number (EIN/TIN): (Required): Enter the Employer or Taxpayer identification Number (EIN or TIN) as assigned by the Internal Revenue Service. If your organization is not in the US, enter 44-4444444. c. Organizational DUNS: (Required) Enter the organization's DUNS or DUNS-4 number received from Dun and Bradstreet. Information on obtaining a DUNS number may be obtained by visiting the Grants.gov website. d. Address: Enter the complete address as follows: Street address (Line 1 required), City (Required), County, State (Required, if country is US), Province, Country (Required), Zip/Postal Code (Required, if country is US). e. Organizational Unit: Enter the name of the primary organizational unit (and department or division, if applicable) that will undertake the 	17.	Proposed Project Start and End Dates: (Required) Enter the proposed start date and end date of the project.
		18.	Estimated Funding: (Required) Enter the amount requested or to be contributed during the first funding/budget period by each contributor. Value of in-kind contributions should be included on appropriate lines, as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses.
		19.	Is Application Subject to Review by State Under Executive Order 12372 Process? Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the

	<p>assistance activity, if applicable.</p> <p>f. Name and contact information of person to be contacted on matters involving this application: Enter the name (First and last name required), organizational affiliation (if affiliated with an organization other than the applicant organization), telephone number (Required), fax number, and email address (Required) of the person to contact on matters related to this application.</p>	<p>State intergovernmental review process. Select the appropriate box. If "a." is selected, enter the date the application was submitted to the State</p>		
20.		<p>Is the Applicant Delinquent on any Federal Debt? (Required) Select the appropriate box. This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes.</p> <p><i>if yes, include an explanation on the continuation sheet.</i></p>		
21.	<p>8. Type of Applicant: (Required) Select up to three applicant type(s) in accordance with agency instructions.</p> <table border="0" data-bbox="183 674 863 1052"> <tr> <td data-bbox="183 674 525 968"> <p>A. State Government</p> <p>B. County Government</p> <p>C. City or Township Government</p> <p>D. Special District Government</p> <p>E. Regional Organization</p> <p>F. U.S. Territory or Possession</p> <p>G. Independent School District</p> <p>H. Public/State Controlled Institution of Higher Education</p> <p>I. Indian/Native American Tribal Government (Federally Recognized)</p> <p>J. Indian/Native American Tribal Government (Other than Federally Recognized)</p> <p>K. Indian/Native American Tribally Designated Organization</p> <p>L. Public/Indian Housing Authority</p> </td> <td data-bbox="525 674 863 1052"> <p>M. Nonprofit with 501(c)(3) IRS Status (Other than Institution of Higher Education)</p> <p>N. Nonprofit without 501(c)(3) IRS Status (Other than Institution of Higher Education)</p> <p>O. Private Institution of Higher Education</p> <p>P. Individual</p> <p>Q. For-Profit Organization (Other than Small Business)</p> <p>R. Small Business</p> <p>S. Hispanic-serving Institution</p> <p>T. Historically Black Colleges and Universities (HBCUs)</p> <p>U. Tribally Controlled Colleges and Universities (TCCUs)</p> <p>V. Alaska Native and Native Hawaiian Serving Institutions</p> <p>W. Non-domestic (non-US) Entity</p> <p>X. Other (specify)</p> </td> </tr> </table>	<p>A. State Government</p> <p>B. County Government</p> <p>C. City or Township Government</p> <p>D. Special District Government</p> <p>E. Regional Organization</p> <p>F. U.S. Territory or Possession</p> <p>G. Independent School District</p> <p>H. Public/State Controlled Institution of Higher Education</p> <p>I. Indian/Native American Tribal Government (Federally Recognized)</p> <p>J. Indian/Native American Tribal Government (Other than Federally Recognized)</p> <p>K. Indian/Native American Tribally Designated Organization</p> <p>L. Public/Indian Housing Authority</p>	<p>M. Nonprofit with 501(c)(3) IRS Status (Other than Institution of Higher Education)</p> <p>N. Nonprofit without 501(c)(3) IRS Status (Other than Institution of Higher Education)</p> <p>O. Private Institution of Higher Education</p> <p>P. Individual</p> <p>Q. For-Profit Organization (Other than Small Business)</p> <p>R. Small Business</p> <p>S. Hispanic-serving Institution</p> <p>T. Historically Black Colleges and Universities (HBCUs)</p> <p>U. Tribally Controlled Colleges and Universities (TCCUs)</p> <p>V. Alaska Native and Native Hawaiian Serving Institutions</p> <p>W. Non-domestic (non-US) Entity</p> <p>X. Other (specify)</p>	<p>Authorized Representative: (Required) To be signed and dated by the authorized representative of the applicant organization. Enter the name (First and last name required) title (Required), telephone number (Required), fax number, and email address (Required) of the person authorized to sign for the applicant.</p> <p>A copy of the governing body's authorization for you to sign this application as the official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)</p>
<p>A. State Government</p> <p>B. County Government</p> <p>C. City or Township Government</p> <p>D. Special District Government</p> <p>E. Regional Organization</p> <p>F. U.S. Territory or Possession</p> <p>G. Independent School District</p> <p>H. Public/State Controlled Institution of Higher Education</p> <p>I. Indian/Native American Tribal Government (Federally Recognized)</p> <p>J. Indian/Native American Tribal Government (Other than Federally Recognized)</p> <p>K. Indian/Native American Tribally Designated Organization</p> <p>L. Public/Indian Housing Authority</p>	<p>M. Nonprofit with 501(c)(3) IRS Status (Other than Institution of Higher Education)</p> <p>N. Nonprofit without 501(c)(3) IRS Status (Other than Institution of Higher Education)</p> <p>O. Private Institution of Higher Education</p> <p>P. Individual</p> <p>Q. For-Profit Organization (Other than Small Business)</p> <p>R. Small Business</p> <p>S. Hispanic-serving Institution</p> <p>T. Historically Black Colleges and Universities (HBCUs)</p> <p>U. Tribally Controlled Colleges and Universities (TCCUs)</p> <p>V. Alaska Native and Native Hawaiian Serving Institutions</p> <p>W. Non-domestic (non-US) Entity</p> <p>X. Other (specify)</p>			

1. NSP3 Grantee Information, City of Vallejo

NSP3 Program Administrator Contact Information	
Name (Last, First)	Robinson, Ty
Email Address	Ty@ci.vallejo.ca.us
Phone Number	(707) 648-4359
Mailing Address	200 Georgia Street, Vallejo, CA 94590

2. Areas of Greatest Need

Map Submission

The map generated at the HUD NSP3 Mapping Tool for Preparing Action Plan website is included as an attachment.

Data Sources Used to Determine Areas of Greatest Need

Describe the data sources used to determine the areas of greatest need.

Response:

The data sources used to determine the areas of greatest need include: the HUD mapping tool, which identifies the highest rates of foreclosed properties, homes financed with subprime mortgages, and probable likelihood of future foreclosures by Census Tract data; RealtyTrac, an online real estate site that purports to publish the largest data base of foreclosure statistics and trends by area; and a physical site assessment of Vallejo areas to confirm data base findings reported.

Determination of Areas of Greatest Need

Describe how the areas of greatest need were established.

In an effort to assist local government agencies to determine the areas of greatest need within their jurisdictions, HUD has developed a mapping tool to track the number and percentages of foreclosure and abandoned properties. This tool assigns a "risk score" to those identified areas. The risk score evaluates the Census Tracts with the highest rates of homes financed with subprime mortgages, the highest mortgage delinquency rates, the highest rates of foreclosure and/or abandonment, and the highest number of bank real estate owned properties (REOs).

The City of Vallejo utilized HUD's mapping tool (attached) and cross referenced the findings to the City's current Consolidated Plan for Fiscal Years 2010/2011 through 2014/2015 approved by the City Council on May 11, 2010, which has identified the areas of greatest need within the City of Vallejo. The HUD mapping tool "risk score" has identified some of the same City target areas as those hardest hit by the foreclosure crisis. Table 1 below represents the areas that the City of Vallejo will target for the use of NSP3 funds.

Table 1

Neighborhood	Census Tract	NSP3 Score	Vacancy Estimate	Foreclosure Estimate	% of Subprime Mortgages (2004 -2007)	Foreclosure Starts Past Yr.	REOs
Country Club Crest	2519.03	20	.97	20.9%	29.4%	123	69
Valle Vista	2514.00	18	2.13	16.4%	20.6%	17	10
Vallejo Heights	2517.01	18	1.86	17.67%	23.03%	135	77
Central City	2515.00	18	3.10	16.7%	21.4%	32	19
Downtown/Historic	2509.00	19	3.96	18.4%	23.5%	9	5

3. Definitions and Descriptions

Definitions

Term	Definition
Blighted Structure	The City of Vallejo has adopted the definition of <u>"blighted structure"</u> as found in California Health and Safety Code Section 17920.3, (see attached definition, Exhibit A).
Affordable Rents	The City of Vallejo defines <u>"affordable rents"</u> as the maximum rent being 30 percent of the maximum income level based on the established HUD household income level for Solano County.
Section 3 and Vicinity Hiring:	<p>Selected developers chosen to implement NSP3 activities will be required to pass Section 3 and Vicinity Hiring requirements on to their contractors who must pledge that lower income project area residents will have an opportunity to gain employment and training on NSP3 funded projects; and that small businesses located in the project area, or owned in substantial part by or which employ lower income persons/residents in the project area, will be utilized to the fullest extent possible as recipients of contracts.</p> <p>Additionally, contractors and subcontractors will be required to make their best efforts to hire and train low and moderate income persons living in Vallejo, and to use the services and supplies of Vallejo businesses, or businesses that are owned by persons living in Vallejo. The City will provide assistance to the contractor or subcontractor to identify Vallejo residents to fill the open positions and/or training opportunities. Contractors and subcontractors will be expected to work collaboratively with local nonprofit organizations, such as Fighting Back, Youth Build, SparkPoint, Global Center for Success, the Workforce Investment Board of Solano County, Green Construction Industry Training Program, and the Solano County Community</p>

	College Green Education Program that can provide outreach to local residents and businesses. Additionally, the City of Vallejo Housing and Community Development Division will monitor contractors for compliance with the local hiring requirements.
--	---

Descriptions

Term	Definition
Long-Term Affordability	<p><u>Down Payment Assistance (DPA)</u>: The City will make available First Time Homebuyer subsidies in the form of deferred loan payments and/or below market interest rate second mortgage loans that will have 30 year affordability subsidy recapture provisions or resale restrictions in place, to ensure long term affordability.</p> <p><u>Multi-family</u>: NSP funds used for the acquisition and/or rehabilitation of a multifamily affordable housing development will have long term affordability covenants restricting the affordable rents to households at or below 50 percent of the area median income for a term of 55 years to ensure long term affordability.</p>
Housing Rehabilitation Standards	<p>The City has adopted both the California Code Series and HUD’s Housing Quality Standards (HQS) as outlined in 24 CFR 982.401 (see attached Exhibit B) as the rehabilitation standards that will apply to NSP-assisted rehabilitation activities. The first and foremost priority of the NSP rehabilitation program is to address Code Deficiencies, (mandatory work items). These are items that threaten the health and safety of residents (i.e., structural, mechanical, and electrical and plumbing systems), and items that constitute other program-specific requirements, (i.e., lead-based paint remediation, termite repairs, asbestos and radon removal, and seismic retrofitting). <u>Only after Code compliance has been met, can funds be spent making additional general improvements.</u> If there are insufficient funds to permit the correction of all Code and Health and Safety violations, the property will not be eligible for NSP funds. Other rehabilitation areas of priority include: Energy Conservation (the City has adopted the 2005 California Energy Efficiency Standards), such items as weather-stripping all doors and windows to reduce air infiltration; and general property improvements, such as new cabinets, flooring, painting, and green building design elements.</p> <p>These rehabilitation standards and priorities for existing residential rehabilitation properties have been provided to provide a minimum design and construction standard for the City of Vallejo’s Neighborhood Stabilization Program.</p>

4. Low-Income Targeting

Low-Income Set-Aside Amount

Enter the low-income set-aside percentage in the first field. The field for total funds set aside will populate based on the percentage entered in the first field and the total NSP3 grant.

Identify the estimated amount of funds appropriated or otherwise made available under the NSP3 to be used to provide housing for individuals or families whose incomes do not exceed 50 percent of area median income.

Response:

Total low-income set-aside **percentage** (must be no less than 25 percent): **30 percent**

Total funds set aside for low-income individuals = **\$523,378**

Meeting Low-Income Target

Provide a summary that describes the manner in which the low-income targeting goals will be met.

Response:

The City will exceed HUD's requirement that 25 percent of NSP funds be used to house individuals and families with incomes at or less than 50 percent of the area median income. The City is proposing the allocation of 30 percent of its NSP funding to households at or below 50 percent of the area median income, with the allocation of NSP funds to its multi-family development, Temple Art Lofts. Temple Art Lofts is a proposed 29-unit acquisition rehabilitation development located in the Vallejo downtown area, on a formerly foreclosed mixed use site.

5. Acquisition and Relocation

Demolition or Conversion of LMI Units

Does the grantee intend to demolish or convert any low- and moderate-income dwelling units (i.e., $\leq 80\%$ of area median income)?

No

If yes, fill in the table below.

Question	Number of Units
The number of low- and moderate-income dwelling units—i.e., ≤ 80 percent of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.	N/A
The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., ≤ 120 percent of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).	N/A
The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.	N/A

6. Public Comment

Citizen Participation Plan

Briefly describe how the grantee followed its citizen participation plan regarding this proposed substantial amendment or abbreviated plan.

Response: A public notice was published in the Vallejo Times-Herald on January 24, January 31, and February 3, 2011, informing the community that on February 3, 2011, a public hearing would be held at the City of Vallejo Housing and Redevelopment Commission during a regular meeting of the Commission in the Council Chambers, 555 Santa Clara Street, Vallejo. The public notice also stated that beginning January 24 and ending February 7, 2011, a copy of the draft Substantial Amendment, and the proposed use of NSP3 funds, was available for public review at: (1) the Housing and Community Development Division Office, at 200 Georgia Street, Vallejo, California; and (2) on the City's Web Page at: <http://www.ci.vallejo.ca.us/>.

Finally, the public notice indicated that written comments on the proposed Action Plan Substantial Amendment were also invited from January 24 through February 7, 2011. These comments were to be submitted to Ty Robinson, Community Development Analyst, City of Vallejo, P. O. Box 1432, 200 Georgia Street, Vallejo, CA 94590, Tel: (707) 648-4359, e-mail: Ty@ci.vallejo.ca.us.

After holding a public hearing on February 3, 2011, the Housing and Redevelopment Commission voted unanimously to recommend approval of the NSP3 Substantial Amendment by the Vallejo City Council. The proposed Action Plan Substantial Amendment was considered and then unanimously approved by the City Council on February 8, 2011.

Summary of Public Comments Received.

No public or written comments were received.

7. NSP Information by Activity

Enter each activity name and fill in the corresponding information. If you have fewer than seven activities, please delete any extra activity fields. (For example, if you have three activities, you should delete the tables labeled "Activity Number 4," "Activity Number 5," "Activity Number 6," and "Activity Number 7." If you are unsure how to delete a table, see the instructions [above](#).)

The field labeled "Total Budget for Activity" will populate based on the figures entered in the fields above it.

Consult the [NSP3 Program Design Guidebook](#) for guidance on completing the "Performance Measures" component of the activity tables below.

Activity Number 1		
Activity Name	Grantee-driven Homeownership: Acquisition and Rehabilitation of Abandoned and/or foreclosed upon single-family properties for resale or rental, with a lease to own option.	
Uses	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input type="checkbox"/> Eligible Use E: Redevelopment	
CDBG Activity or Activities	CDBG eligible activity 24 CFR 570.201(a), (b), (n): Acquisition, disposition, direct homeownership assistance; and 24 CFR 570.202: Rehabilitation, and preservation for homes and other residential properties.	
National Objective	Low Moderate Middle Income Housing (LMMH)	
Activity Description	<p>The City will utilize NSP funds to acquire, rehabilitate, and resell, abandoned and/or foreclosed upon single-family properties. The City, through a Request for Proposal (RFP) process, will solicit proposals from nonprofit and/or for-profit developers with demonstrated capacity and experience in acquiring, rehabilitating, and reselling single-family homes. Additionally, the City will seek those proposals that meet the City's selection criteria: ability to leverage non-NSP funding, demonstrated rehabilitation experience, capacity, marketing experience, ability to maximize repayments, and the ability to complete projects on time, and within budget. The anticipated benefit will be to moderate and middle income persons at or below 120 percent of the area median income.</p> <p>In the event the units, upon completion of the rehabilitation work, are unable to find qualified first time homebuyers for resale, the City will allow the unit to be converted to a rental unit with an emphasis being placed on a Lease-to-Own option that will target households at or below 120 percent of the area median income.</p> <p>Funds for this activity will not be used to meet the low-income housing requirement for those with incomes at or below 50 percent of the area median income. Country Club Crest/2519.03, Valle Vista/2514.00, Central City/2515.00, Vallejo Heights/2517.01.</p>	
Location Description		
Budget	Source of Funding	Dollar Amount
	NSP3	\$785,067
	HOME	\$350,000.00
Total Budget for Activity		\$1,135,067
Performance Measures	Up to six housing units will be acquired, rehabilitated, and resold to first time homebuyers that are moderate or middle income.	

Projected Start Date	6/1/2011	
Projected End Date	6/1/2014 (homeownership), ongoing for rental.	
Responsible Organization	Name	City Of Vallejo
	Location	200 Georgia Street, Vallejo, CA 94509
	Administrator Contact Info	Ty Robinson: Ty@ci.vallejo.ca.us or (707) 648-4359

Activity Number 2		
Activity Name	Affordable Multi-family Rental	
Use	Select all that apply:	
	<input type="checkbox"/>	Eligible Use A: Financing Mechanisms
	<input type="checkbox"/>	Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/>	Eligible Use C: Land Banking
	<input type="checkbox"/>	Eligible Use D: Demolition
	<input checked="" type="checkbox"/>	Eligible Use E: Redevelopment
CDBG Activity or Activities	CDBG eligible activity 24 CFR 570.202: Rehabilitation and preservation activities for demolished or vacant properties.	
National Objective	Low-Income Housing to Meet 25 Percent Set-Aside (LH25)	
Activity Description	<p>The City is proposing the allocation of 30 percent of its NSP funding to households at or below 50 percent of the area median income; with the allocation of NSP funds to Temple Art Lofts, a proposed 29-unit acquisition rehabilitation development located at 707–715 Marin Street, in the Vallejo downtown area, a formerly foreclosed mixed use site.</p> <p>Temple Art Lofts is an affordable rental housing rehabilitation project located in Vallejo’s downtown historic district. This activity will be used to meet the NSP low- income housing requirement for those with incomes at or below 50 percent of the area median income. The anticipated benefit to income qualified persons is to help stabilize the area. The project site is a massive building that has a significant impact on and in the area. The City’s goal is to create affordable housing units, with ground floor commercial space. Given the downturn in the real estate market and the significant number of Vallejo residents that are unemployed, a large percentage of Vallejoans are not in a position to purchase at this time. The Temple Art Lofts project provides Vallejo with an opportunity to provide housing to those that presumably are cost-burdened.</p>	
Location Description	Census Tract 2509.00, NSP Score 19	
Budget	Source of Funding	Dollar Amount
	NSP3	\$523,378
	RDA/HOME	\$1,245,734
	NSP1	\$664,466
Total Budget for Activity	\$2,433,578	
Performance Measures	29 studio, one, and two bedroom units	
Projected Start Date	11/25/2009	
Projected End Date	3/1/2013	
Responsible	Name	Domus Development, LLC

Organization	Location	594 Howard Street, Ste 204, San Francisco, CA 94105
	Administrator Contact Info	Attn: Meea Kang (415) 856-0010, x201

Activity Number 3		
Activity Name	Buyer-driven Homeownership: Down Payment Assistance (DPA) and Closing Cost Grants (CCG)	
Use	Select all that apply:	
	<input checked="" type="checkbox"/> Eligible Use A: Financing Mechanisms	
	<input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation	
	<input type="checkbox"/> Eligible Use C: Land Banking	
	<input type="checkbox"/> Eligible Use D: Demolition	
<input type="checkbox"/> Eligible Use E: Redevelopment		
CDBG Activity or Activities	CDBG eligible activity: 24 CFR 570.201 (a), (b), (i), (n) Acquisition, disposition, relocation, and direct homeownership assistance. 24 CFR 570.202 Rehabilitation and preservation including housing counseling.	
National Objective	Low Moderate Middle Income Housing (LMMH)	
Activity Description	This activity will target the priority areas as identified in Table 1, Section A, Areas of Greatest Need. NSP Down Payment Assistance will be provided to eligible first time homebuyers with household incomes at or below 120 percent of the area median income in the form of silent second below market interest rate mortgages. The maximum DPA loan amount will be the highest of 20 percent of the purchase price or \$40,000 towards the purchase of an abandoned or foreclosed residential property acquired at a one percent discount. Closing cost grants in a not to exceed amount of \$5,000, will be provided to eligible households meeting the LMMI range.	
Location Description	Country Club Crest/2519.03, Valle Vista/2514.00, Central City/2515.00, Vallejo Heights/2517/01	
Budget	Source of Funding	Dollar Amount
	NSP3	\$261,689.00
	(Other funding source)	
Total Budget for Activity		\$261,689.00
Performance Measures	Up to six Down Payment Assistance loans and six Closing Cost grants will be awarded to households at or below 120 percent of the area median income.	
Projected Start Date	6/1/2011	
Projected End Date	6/1/2014	
Responsible Organization	Name	Vallejo Neighborhood Housing Services, Inc., or another qualified homeownership agency
	Location	610 Lemon Street, Vallejo, CA 94590
	Administrator Contact Info	Attn: Carol Hardy, Executive Director,

	(707) 552-4663
--	----------------

Activity Number 4		
Activity Name	Program Administration	
Use	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input type="checkbox"/> Eligible Use E: Redevelopment	
CDBG Activity or Activities	HUD is allowing up to ten percent of an NSP grant amount and up to ten percent of program income to be used for general administration and planning activities as those defined at 24 CFR 570.205 and 206.	
National Objective	Not applicable	
Activity Description	Program administration planning activities will be focused solely in the identified target areas of greatest need identified in Table 1 Section A, Areas of Greatest Need.	
Location Description	Country Club Crest/251903, Valle Vista/251400, Central City/251500, Vallejo Heights/251701	
Budget	Source of Funding	Dollar Amount
	NSP3	\$174,459.00
	(Other funding source)	\$
	(Other funding source)	\$
Total Budget for Activity	\$174,459.00	
Performance Measures	(Enter all performance measures here)	
Projected Start Date	6/1/2011	
Projected End Date	6/1/2014	
Responsible Organization	Name	City Of Vallejo
	Location	200 Georgia Street, Vallejo, CA 94590
	Administrator Contact Info	Ty Robinson, Ty@ci.vallejo.ca.us or (707) 648-4359

8. Certifications

Certifications for State and Entitlement Communities

- (1) **Affirmatively furthering fair housing.** The jurisdiction certifies that it 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-displacement and relocation plan.** The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.
- (3) **Anti-lobbying.** The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms, if required by that part.
- (4) **Authority of jurisdiction.** The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that 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.
- (5) **Consistency with plan.** The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.
- (6) **Acquisition and relocation.** The jurisdiction certifies that it 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.
- (7) **Section 3.** The jurisdiction certifies that it 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.
- (8) **Citizen participation.** The jurisdiction certifies that it 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.
- (9) **Following a plan.** The jurisdiction certifies it is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD. [Only States and entitlement jurisdictions use this certification.]
- (10) **Use of funds.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within two years, and spending 100 percent within three years, of receipt of the grant.

(11) **The jurisdiction certifies:**

- a. 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; and
- b. 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:

- a. a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and
- b. 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 nonviolent civil rights demonstrations within its jurisdiction.

(13) **Compliance with anti-discrimination laws.** The jurisdiction certifies that 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 jurisdiction certifies that its 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 certifies that it will comply with applicable laws.

(16) **Vicinity hiring.** The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

(17) **Development of affordable rental housing.** The jurisdiction certifies that it will be abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.



Signature/Authorized Official

2/23/11
Date

Assistant City Manager/Community Development
Title

NOT APPLICABLE.

Certifications for Non-Entitlement Local Governments

- (1) **Affirmatively furthering fair housing.** The jurisdiction certifies that it will affirmatively further fair housing.
- (2) **Anti-displacement and relocation plan.** The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.
- (3) **Anti-lobbying.** The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms, if required by that part.
- (4) **Authority of jurisdiction.** The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that 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.
- (5) **Consistency with plan.** The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.
- (6) **Acquisition and relocation.** The jurisdiction certifies that it 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.
- (7) **Section 3.** The jurisdiction certifies that it 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.
- (8) **Citizen participation.** The jurisdiction certifies that it 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.
- (9) **Use of funds.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within two years, and spending 100 percent within three years, of receipt of the grant.
- (10) **The jurisdiction certifies:**
 - a. 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; and
 - b. 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

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.

(11) **Excessive force.** The jurisdiction certifies that it has adopted and is enforcing:

- a. a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and
- b. 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 nonviolent civil rights demonstrations within its jurisdiction.

(12) **Compliance with anti-discrimination laws.** The jurisdiction certifies that 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.

(13) **Compliance with lead-based paint procedures.** The jurisdiction certifies that its activities concerning lead-based paint will comply with the requirements of Part 35, Subparts A, B, J, K, and R of this Title.

(14) **Compliance with laws.** The jurisdiction certifies that it will comply with applicable laws.

(15) **Vicinity hiring.** The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

(16) **Development of affordable rental housing.** The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Signature/Authorized Official

Date

Title

Appendix: NSP3 Action Plan Contents Checklist

The checklist below is an optional tool for NSP3 grantees to help to ensure that all required elements of the NSP3 Substantial Amendment or the Abbreviated Plan are submitted to HUD. This checklist only includes the minimum required elements that must be included in the NSP3 Action Plan and grantees may want to add additional details. This document must be protected, as described above, in order to use the checkboxes in this checklist.

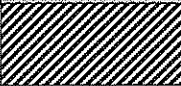
1. NSP3 Grantee Information

	Yes
Did you include the Program Administrator's name, address, telephone number, and e-mail address?	<input checked="" type="checkbox"/>

2. Areas of Greatest Need

	Yes
Does the narrative description describe how funds will give priority emphasis to areas of greatest need?	<input checked="" type="checkbox"/>
Does the narrative description specifically address how the funds will give priority emphasis to those areas:	
• with the highest percentage of home foreclosures;	<input checked="" type="checkbox"/>
• with the highest percentage of homes financed by subprime mortgage related loans; and	<input checked="" type="checkbox"/>
• identified by the grantee as likely to face a significant rise in the rate of home foreclosures?	<input checked="" type="checkbox"/>
Did you create the area of greatest needs map at http://www.huduser.org/NSP/NSP3.html ?	<input checked="" type="checkbox"/>
Did you include the map as an attachment to your Action Plan?	<input checked="" type="checkbox"/>
<i>ONLY Applicable for States:</i> Did you include the needs of all entitlement communities in the State?	<input type="checkbox"/>

3. Definitions and Descriptions

	Yes
Are the following definitions and topics included in your substantial amendment:	
• blighted structure in context of State or local law;	<input checked="" type="checkbox"/>

<ul style="list-style-type: none"> • affordable rents; 	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • ensuring long term affordability for all NSP funded housing projects; and 	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • applicable housing rehabilitation standards for NSP funded projects? 	<input checked="" type="checkbox"/>

4. Low-Income Targeting

	Yes
Did you identify the estimated amount of funds appropriated to provide housing that meets the low-income set aside target?	<input checked="" type="checkbox"/>
Did you provide a summary describing how your jurisdiction will meet its low-income set aside goals?	<input checked="" type="checkbox"/>

5. Acquisition & Relocation

	Yes
For all acquisitions that will result in displacement did you specify:	
<ul style="list-style-type: none"> • the planned activity; 	<input type="checkbox"/>
<ul style="list-style-type: none"> • the number of units that will result in displacement; and 	<input type="checkbox"/>
<ul style="list-style-type: none"> • the manner in which the grantee will comply with URA for those residents? 	<input type="checkbox"/>

6. Public Comment

	Yes
Did you provide your draft of the NSP3 substantial amendment for a minimum of fifteen days for public comment?	<input checked="" type="checkbox"/>
Did you include the public comments you received on the NSP3 substantial amendment in your plan?	<input checked="" type="checkbox"/>

7. NSP Information by Activity

	Check all that apply
Did you include a description of all eligible NSP3 activities you plan to implement with your NSP3 award?	<input checked="" type="checkbox"/>
For each eligible NSP3 activity you plan to implement. did you include:	

• eligible use or uses?	<input checked="" type="checkbox"/>
• correlated eligible CDBG activity or activities?	<input checked="" type="checkbox"/>
• associated national objective?	<input checked="" type="checkbox"/>
• how the activity will address local market conditions?	<input checked="" type="checkbox"/>
• range of interest rates (if any)?	<input checked="" type="checkbox"/>
• duration or term of assistance?	<input checked="" type="checkbox"/>
• tenure of beneficiaries (e.g. rental or homeowner)?	<input checked="" type="checkbox"/>
• if the activity produces housing, how the design of the activity will ensure continued affordability?	<input checked="" type="checkbox"/>
• how you will, to the maximum extent possible, provide for vicinity hiring?	<input checked="" type="checkbox"/>
• procedures used to create affordable rental housing preferences?	<input checked="" type="checkbox"/>
• areas of greatest need addressed by the activity or activities?	<input checked="" type="checkbox"/>
• amount of funds budgeted for the activity?	<input checked="" type="checkbox"/>
• appropriate performance measures for the activity (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels represented in DRGR)?	<input checked="" type="checkbox"/>
• expected start and end dates of the activity?	<input checked="" type="checkbox"/>
• name and location of the entity that will carry out the activity?	<input checked="" type="checkbox"/>

8. Certifications

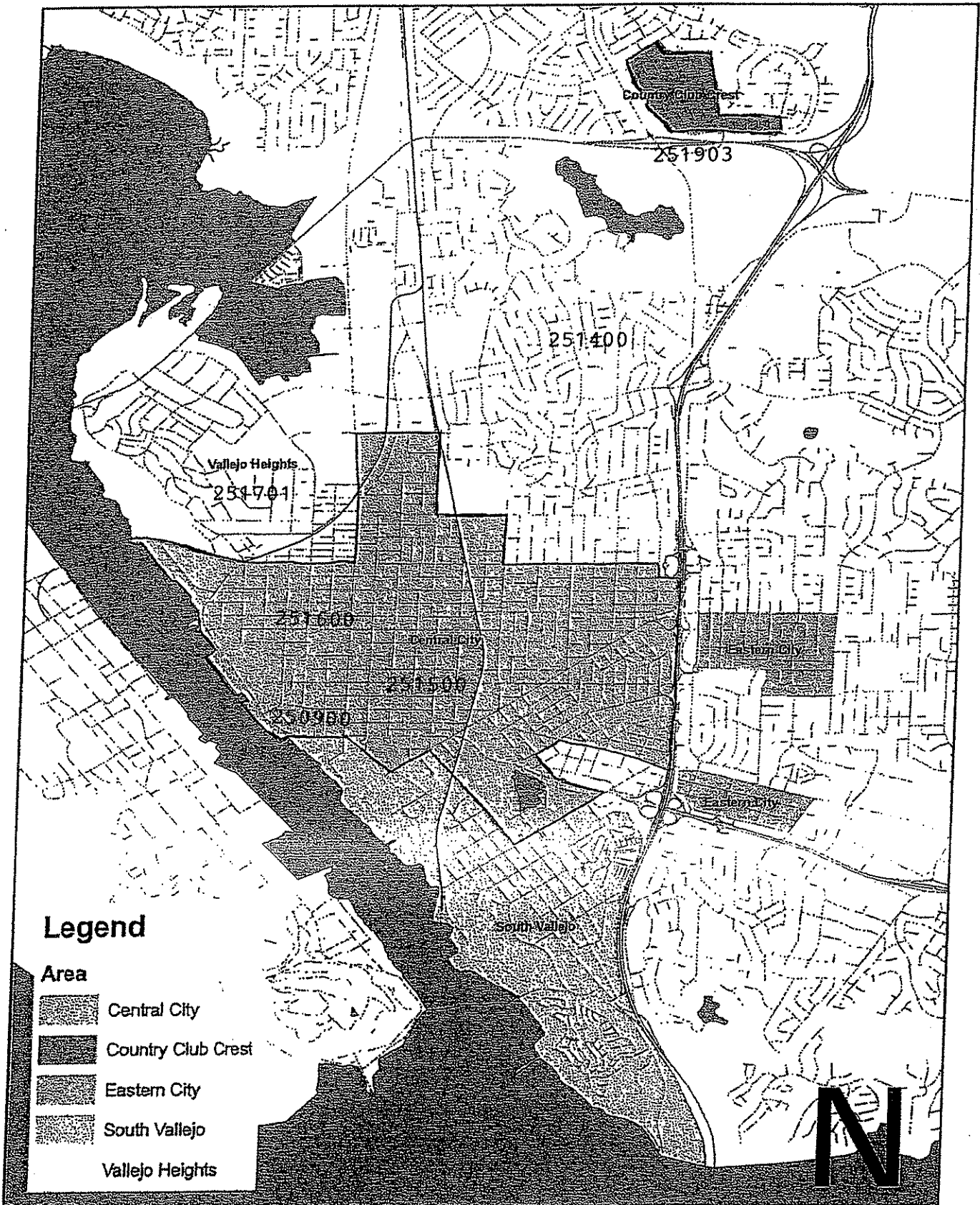
	Yes
Did you sign and submit the certification form applicable to your jurisdiction?	<input checked="" type="checkbox"/>

9. Additional Documentation

	Yes
Did you include a signed SF-424?	<input checked="" type="checkbox"/>



Community Development Block Grant Target Neighborhood Areas





2000 CENSUS

SCALE: 1"= 2500'



City of Vallejo

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 recognized 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~~

Neighborhood ID: 3853149

NSP3 Planning Data

Grantee ID: 0638760E

Grantee State: CA

Grantee Name: VALLEJO

Grantee Address: 200 Georgia St. Vallejo CA 94590

Grantee Email: Ty@ci.vallejo.ca.us

Neighborhood Name: 0695251701

Date:2011-01-07 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 18.35

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 2184

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 79.26

Percent Persons Less than 80% AMI: 59.49

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 2392

Residential Addresses Vacant 90 or more days (USPS, March 2010): 33

Residential Addresses NoStat (USPS, March 2010): 5

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 1491

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 23.03

Percent of Housing Units 90 or more days delinquent or in foreclosure: 17.67

Number of Foreclosure Starts in past year: 135

Number of Housing Units Real Estate Owned July 2009 to June 2010: 77

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 27

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -48.4

Place (if place over 20,000) or county unemployment rate June 2005: 6.5

Place (if place over 20,000) or county unemployment rate June 2010: 14.4

Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-122.264271 38.109843 -122.261696 38.109843 -122.257748 38.109843 -122.256203 38.115921
-122.261696 38.123214 -122.267876 38.125374 -122.274399 38.120783 -122.267704 38.113760
-122.264786 38.110924

Blocks Comprising Target Neighborhood

060952516001015, 060952516001014, 060952516001013, 060952516001012, 060952516001007,
060952517011016, 060952517011015, 060952517011014, 060952517011013, 060952517011012,
060952517011011, 060952517011010, 060952517011009, 060952517011008, 060952517011017,
060952517011004, 060952517011001, 060952517011002, 060952517011003, 060952517012000,
060952517012006, 060952517012018, 060952517012017, 060952517012016, 060952517012015,
060952517012014, 060952517012013, 060952517012012, 060952517012011, 060952517012008,
060952517012007, 060952517012005, 060952517012001, 060952517012002, 060952517012003,
060952517012004, 060952517021000, 060952517021005, 060952517021007, 060952517021008,
060952517021006, 060952517021004, 060952517021003, 060952517022000, 060952517022006,
060952517022007, 060952517022005, 060952517022001, 060952517022002, 060952517022003,
060952517022004,

Neighborhood ID: 7540985

NSP3 Planning Data

Grantee ID: 0638760E

Grantee State: CA

Grantee Name: VALLEJO

Grantee Address: 200 Georgia St. Vallejo CA 94590

Grantee Email: Ty@ci.vallejo.ca.us

Neighborhood Name: 06095251500

Date:2011-01-07 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 18

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 983

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 87.6

Percent Persons Less than 80% AMI: 67.33

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 973

Residential Addresses Vacant 90 or more days (USPS, March 2010): 30

Residential Addresses NoStat (USPS, March 2010): 7

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 399

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 21.4

Percent of Housing Units 90 or more days delinquent or in foreclosure: 16.7

Number of Foreclosure Starts in past year: 32

Number of Housing Units Real Estate Owned July 2009 to June 2010: 19

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 7

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -48.4

Place (if place over 20,000) or county unemployment rate June 2005: 6.5

Place (if place over 20,000) or county unemployment rate June 2010: 14.4

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-122.251053 38.113355 -122.249165 38.113625 -122.245903 38.113220 -122.242813 38.113220
-122.243156 38.111599 -122.243156 38.110248 -122.243156 38.108087 -122.243671 38.105116
-122.248135 38.105116 -122.252083 38.104575 -122.254486 38.105656 -122.254314 38.111734
-122.254314 38.113085 -122.254829 38.108763 -122.254829 38.106737 -122.252254 38.109978
-122.249336 38.109978 -122.246761 38.109843 -122.244358 38.109843 -122.248135 38.109033
-122.248821 38.107142 -122.248821 38.105926 -122.249336 38.112274 -122.249165 38.110789
-122.252941 38.111464 -122.251225 38.110924 -122.251225 38.110924

Blocks Comprising Target Neighborhood

060952515001019, 060952515002000, 060952515002005, 060952515002029, 060952515002028,
060952515002027, 060952515002026, 060952515002016, 060952515002015, 060952515002014,
060952515002012, 060952515002025, 060952515002024, 060952515002023, 060952515002022,
060952515002021, 060952515002020, 060952515002018, 060952515002004, 060952515002001,
060952515002002, 060952515002003, 060952515003000, 060952515003005, 060952515003007,
060952515003024, 060952515003023, 060952515003022, 060952515003021, 060952515003020,
060952515003019, 060952515003018, 060952515003017, 060952515003016, 060952515003015,
060952515003014, 060952515003013, 060952515003012, 060952515003011, 060952515003010,
060952515003008, 060952515003026, 060952515003025, 060952515003006, 060952515003004,
060952515003001, 060952515003002, 060952515003003,

Neighborhood ID: 7654968

NSP3 Planning Data

Grantee ID: 0638760E

Grantee State: CA

Grantee Name: VALLEJO

Grantee Address: 200 Georgia St. Vallejo CA 94590

Grantee Email: Ty@ci.vallejo.ca.us

Neighborhood Name: 06095251903

Date:2011-01-07 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 1199

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 61.67

Percent Persons Less than 80% AMI: 37.3

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 1203

Residential Addresses Vacant 90 or more days (USPS, March 2010): 4

Residential Addresses NoStat (USPS, March 2010): 0

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 1219

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 29.4

Percent of Housing Units 90 or more days delinquent or in foreclosure: 20.9

Number of Foreclosure Starts in past year: 123

Number of Housing Units Real Estate Owned July 2009 to June 2010: 69

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 24

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -48.4

Place (if place over 20,000) or county unemployment rate June 2005: 6.5

Place (if place over 20,000) or county unemployment rate June 2010: 14.4

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-122.231998 38.142927 -122.234058 38.145088 -122.235947 38.146708 -122.237663 38.149543
-122.237663 38.151972 -122.237663 38.153727 -122.237663 38.154537 -122.235775 38.154537
-122.232342 38.154267 -122.230282 38.153862 -122.229080 38.153862 -122.224960 38.152917
-122.222214 38.146708 -122.222729 38.142117 -122.227020 38.142117

Blocks Comprising Target Neighborhood

060952519031001, 060952519031003, 060952519031007, 060952519031004, 060952519032000,
060952519032001, 060952519032003, 060952519032005, 060952519032007, 060952519032009,
060952519032011, 060952519032019, 060952519032018, 060952519032017, 060952519032016,
060952519032015, 060952519032014, 060952519032013, 060952519032012, 060952519032022,
060952519032021, 060952519032010, 060952519032008, 060952519032006, 060952519032004,
060952519032002, 060952519033000, 060952519033022, 060952519033021, 060952519033020,
060952519033015, 060952519033014, 060952519033023, 060952519033013, 060952519033012,
060952519033011, 060952519033001, 060952519033005, 060952519033004,

Neighborhood ID: 3315643

NSP3 Planning Data

Grantee ID: 0638760E

Grantee State: CA

Grantee Name: VALLEJO

Grantee Address: 200 Georgia St. Vallejo CA 94590

Grantee Email: Ty@ci.vallejo.ca.us

Neighborhood Name: 06095251400

Date:2011-01-07 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 18

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 432

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 70.08

Percent Persons Less than 80% AMI: 49.32

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 442

Residential Addresses Vacant 90 or more days (USPS, March 2010): 9

Residential Addresses NoStat (USPS, March 2010): 1

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 217

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 20.6

Percent of Housing Units 90 or more days delinquent or in foreclosure: 16.4

Number of Foreclosure Starts in past year: 17

Number of Housing Units Real Estate Owned July 2009 to June 2010: 10

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 3

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -48.4

Place (if place over 20,000) or county unemployment rate June 2005: 6.5

Place (if place over 20,000) or county unemployment rate June 2010: 14.4

¹Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-122.250495 38.127434 -122.249851 38.127906 -122.245517 38.128480 -122.243714 38.128480
-122.242255 38.128548 -122.241139 38.128818 -122.240453 38.128818 -122.248993 38.122707
-122.247877 38.122977 -122.245517 38.123045 -122.243328 38.123214 -122.249293 38.123248
-122.250152 38.125003 -122.250409 38.126185 -122.250838 38.126759 -122.249637 38.123889
-122.242041 38.123113 -122.239723 38.123113 -122.238050 38.123045 -122.236676 38.122775
-122.234573 38.122977 -122.232513 38.123349 -122.231054 38.125071 -122.230582 38.125813
-122.231612 38.124159 -122.231140 38.126657 -122.230282 38.126759 -122.231011 38.127468
-122.231140 38.127974 -122.231483 38.128413 -122.232814 38.128987 -122.233629 38.129088
-122.234659 38.129527 -122.235475 38.129527 -122.237363 38.129392 -122.238908 38.129155
-122.239938 38.128953 -122.237964 38.123720 -122.238393 38.126489 -122.238951 38.128413
-122.250023 38.124530 -122.246847 38.123146 -122.235818 38.122910 -122.247491 38.128210
-122.248263 38.128109 -122.246203 38.128413 -122.244530 38.128480 -122.237878 38.124767
-122.238135 38.125273 -122.238564 38.127535 -122.242384 38.123484 -122.243543 38.126151
-122.244015 38.127130 -122.244873 38.127704 -122.234874 38.123518 -122.235260 38.126050
-122.235131 38.127603 -122.234702 38.128413 -122.235131 38.124666 -122.237535 38.126083
-122.244186 38.124834 -122.245731 38.124767 -122.247620 38.124395 -122.244058 38.126489
-122.245860 38.126050 -122.248049 38.125780 -122.241912 38.126387 -122.242427 38.125003
-122.240582 38.126387 -122.239552 38.127603 -122.240109 38.127906 -122.237406 38.128109

Blocks Comprising Target Neighborhood

060952514001020, 060952514001019, 060952514001018, 060952514001015, 060952514001013,
060952514001011, 060952514001010, 060952514001009, 060952514001008, 060952514001007,
060952514002005, 060952514002015, 060952514002009, 060952514002008, 060952514002002,

Neighborhood ID: 3617492

NSP3 Planning Data

Grantee ID: 0638760E

Grantee State: CA

Grantee Name: VALLEJO

Grantee Address: 200 Georgia St. Vallejo CA 94590

Grantee Email: Ty@ci.vallejo.ca.us

Neighborhood Name: Domus II

Date:2011-01-12 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 19

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 798

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 89.25

Percent Persons Less than 80% AMI: 76.4

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 773

Residential Addresses Vacant 90 or more days (USPS, March 2010): 31

Residential Addresses NoStat (USPS, March 2010): 72

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 101

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 23.5

Percent of Housing Units 90 or more days delinquent or in foreclosure: 18.4

Number of Foreclosure Starts in past year: 9

Number of Housing Units Real Estate Owned July 2009 to June 2010: 5

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 1

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -48.4

Place (if place over 20,000) or county unemployment rate June 2005: 6.5

Place (if place over 20,000) or county unemployment rate June 2010: 14.4

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-122.258434 38.101063 -122.256374 38.100658 -122.254486 38.100928 -122.253456 38.102279
-122.253456 38.103360 -122.253456 38.104305 -122.254486 38.104711 -122.255859 38.104711
-122.257404 38.104711 -122.258778 38.104575 -122.259808 38.104170 -122.259808 38.102549

Blocks Comprising Target Neighborhood

060952509001000, 060952509001009, 060952509001011, 060952509001010, 060952509001008,
060952509001002, 060952509001001, 060952509002000, 060952509002009, 060952509002008,
060952509002006, 060952509002001, 060952509002002, 060952509002003, 060952509002005,
060952509002004,

HCV HUD References

Subpart I Dwelling Unit: Housing Quality Standards, Subsidy Standards, Inspection and Maintenance

982.401 Housing quality standards (HQS).

(a) *Performance and acceptability requirements.* (1) This section states the housing quality standards (HQS) for housing assisted in the programs.

(2)(i) The HQS consist of: (A) Performance requirements; and

(B) Acceptability criteria or HUD approved variations in the acceptability criteria.

(ii) This section states performance and acceptability criteria for these key aspects of housing quality:

(A) Sanitary facilities;

(B) Food preparation and refuse disposal;

(C) Space and security;

(D) Thermal environment;

(E) Illumination and electricity;

(F) Structure and materials;

(G) Interior air quality;

(H) Water supply;

(I) Lead-based paint;

(J) Access;

(K) Site and neighborhood;

(L) Sanitary condition; and

(M) Smoke detectors.

(3) All program housing must meet the HQS performance requirements both at commencement of assisted occupancy, and throughout the assisted tenancy.

(4)(i) In addition to meeting HQS performance requirements, the housing must meet the acceptability criteria stated in this section, unless variations are approved by HUD.

(ii) HUD may approve acceptability criteria variations for the following purposes:

(A) Variations which apply standards in local housing codes or other codes adopted by the PHA; or

(B) Variations because of local climatic or geographic conditions.

(iii) Acceptability criteria variations may only be approved by HUD pursuant to paragraph (a)(4)(ii) of this section if such variations either:

(A) Meet or exceed the performance requirements; or

(B) Significantly expand affordable housing opportunities for families assisted under the program.

(iv) HUD will not approve any acceptability criteria variation if HUD believes that such variation is likely to adversely affect the health or safety of participant families, or severely restrict housing choice.

(b) *Sanitary facilities*-- (1) Performance requirements. The dwelling unit must include sanitary facilities located in the unit. The sanitary facilities must be in proper operating condition, and adequate for personal cleanliness and the disposal of human waste. The sanitary facilities must be usable in privacy.

(2) Acceptability criteria.

(i) The bathroom must be located in a separate private room and have a flush toilet in proper operating condition.

(ii) The dwelling unit must have a fixed basin in proper operating condition, with a sink trap and hot and cold running water.

(iii) The dwelling unit must have a shower or a tub in proper operating condition with hot and cold running water.

(iv) The facilities must utilize an approvable public or private disposal system (including a locally approvable septic system).

(c) *Food preparation and refuse disposal*-- (1) Performance requirement.

(i) The dwelling unit must have suitable space and equipment to store, prepare, and serve foods in a sanitary manner.

(ii) There must be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage where necessary (e.g., garbage cans).

(2) Acceptability criteria.

(i) The dwelling unit must have an oven, and a stove or range, and a refrigerator of appropriate size for the family. All of the equipment must be in proper operating condition. The equipment may be supplied

by either the owner or the family. A microwave oven may be substituted for a tenant-supplied oven and stove or range. A microwave oven may be substituted for an owner-supplied oven and stove or range if the tenant agrees and microwave ovens are furnished instead of an oven and stove or range to both subsidized and unsubsidized tenants in the building or premises.

(ii) The dwelling unit must have a kitchen sink in proper operating condition, with a sink trap and hot and cold running water. The sink must drain into an approvable public or private system.

(iii) The dwelling unit must have space for the storage, preparation, and serving of food.

(iv) There must be facilities and services for the sanitary disposal of food waste and refuse, including temporary storage facilities where necessary (e.g., garbage cans).

(d) *Space and security*-- (1) Performance requirement. The dwelling unit must provide adequate space and security for the family.

(2) Acceptability criteria.

(i) At a minimum, the dwelling unit must have a living room, a kitchen area, and a bathroom.

(ii) The dwelling unit must have at least one bedroom or living/sleeping room for each two persons. Children of opposite sex, other than very young children, may not be required to occupy the same bedroom or living/sleeping room.

(iii) Dwelling unit windows that are accessible from the outside, such as basement, first floor, and fire escape windows, must be lockable (such as window units with sash pins or sash locks, and combination windows with latches). Windows that are nailed shut are acceptable only if these windows are not needed for ventilation or as an alternate exit in case of fire.

(iv) The exterior doors of the dwelling unit must be lockable. Exterior doors are doors by which someone can enter or exit the dwelling unit.

(e) *Thermal environment*-- (1) Performance requirement. The dwelling unit must have and be capable of maintaining a thermal environment healthy for the human body.

(2) Acceptability criteria.

(i) There must be a safe system for heating the dwelling unit (and a safe cooling system, where present). The system must be in proper operating condition. The system must be able to provide adequate heat (and cooling, if applicable), either directly or indirectly, to each room, in order to assure a healthy living environment appropriate to the climate.

(ii) The dwelling unit must not contain unvented room heaters that burn gas, oil, or kerosene. Electric heaters are acceptable.

(f) *Illumination and electricity*-- (1) Performance requirement. Each room must have adequate natural or artificial illumination to permit normal indoor activities and to support the health and safety of occupants. The dwelling unit must have sufficient electrical sources so occupants can use essential electrical appliances. The electrical fixtures and wiring must ensure safety from fire.

(2) Acceptability criteria.

(i) There must be at least one window in the living room and in each sleeping room.

(ii) The kitchen area and the bathroom must have a permanent ceiling or wall light fixture in proper operating condition. The kitchen area must also have at least one electrical outlet in proper operating condition.

(iii) The living room and each bedroom must have at least two electrical outlets in proper operating condition. Permanent overhead or wall-mounted light fixtures may count as one of the required electrical outlets.

(g) *Structure and materials*-- (1) Performance requirement. The dwelling unit must be structurally sound. The structure must not present any threat to the health and safety of the occupants and must protect the occupants from the environment.

(2) Acceptability criteria.

(i) Ceilings, walls, and floors must not have any serious defects such as severe bulging or leaning, large holes, loose surface materials, severe buckling, missing parts, or other serious damage.

HCV HUD References

- (ii) The roof must be structurally sound and weathertight.
- (iii) The exterior wall structure and surface must not have any serious defects such as serious leaning, buckling, sagging, large holes, or defects that may result in air infiltration or vermin infestation.
- (iv) The condition and equipment of interior and exterior stairs, halls, porches, walkways, etc., must not present a danger of tripping and falling. For example, broken or missing steps or loose boards are unacceptable.

(v) Elevators must be working and safe.

(h) *Interior air quality*-- (1) Performance requirement. The dwelling unit must be free of pollutants in the air at levels that threaten the health of the occupants.

(2) Acceptability criteria.

(i) The dwelling unit must be free from dangerous levels of air pollution from carbon monoxide, sewer gas, fuel gas, dust, and other harmful pollutants.

(ii) There must be adequate air circulation in the dwelling unit.

(iii) Bathroom areas must have one openable window or other adequate exhaust ventilation.

(iv) Any room used for sleeping must have at least one window. If the window is designed to be openable, the window must work.

(i) *Water supply*-- (1) Performance requirement. The water supply must be free from contamination.

(2) Acceptability criteria. The dwelling unit must be served by an approvable public or private water supply that is sanitary and free from contamination.

(j) *Lead-based paint performance requirement*. The Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4856), and implementing regulations at part 35, subparts A, B, M, and R of this title apply to units assisted under this part.

(k) *Access performance requirement*. The dwelling unit must be able to be used and maintained without unauthorized use of other private properties. The building must provide an alternate means of exit in case of fire (such as fire stairs or egress through windows).

(l) *Site and Neighborhood*-- (1) Performance requirement. The site and neighborhood must be reasonably free from disturbing noises and reverberations and other dangers to the health, safety, and general welfare of the occupants.

(2) Acceptability criteria. The site and neighborhood may not be subject to serious adverse environmental conditions, natural or manmade, such as dangerous walks or steps; instability; flooding; poor drainage, septic tank back-ups or sewage hazards; mudslides; abnormal air pollution, smoke or dust; excessive noise, vibration or vehicular traffic; excessive accumulations of trash; vermin or rodent infestation; or fire hazards.

(m) *Sanitary condition*-- (1) Performance requirement. The dwelling unit and its equipment must be in sanitary condition.

(2) Acceptability criteria. The dwelling unit and its equipment must be free of vermin and rodent infestation.

(n) *Smoke detectors performance requirement*-- (1) Except as provided in paragraph (n)(2) of this section, each dwelling unit must have at least one battery-operated or hard-wired smoke detector, in proper operating condition, on each level of the dwelling unit, including basements but excepting crawl spaces and unfinished attics. Smoke detectors must be installed in accordance with and meet the requirements of the National Fire Protection Association Standard (NFPA) 74 (or its successor standards). If the dwelling unit is occupied by any hearing-impaired person, smoke detectors must have an alarm system, designed for hearing-impaired persons as specified in NFPA 74 (or successor standards).

(2) For units assisted prior to April 24, 1993, owners who installed battery-operated or hard-wired smoke detectors prior to April 24, 1993 in compliance with HUD's smoke detector requirements, including the regulations published on July 30, 1992, (57 FR 33846), will not be required subsequently to comply with any additional requirements mandated by NFPA 74 (i.e., the owner would not be required to install

a smoke detector in a basement not used for living purposes, nor would the owner be required to change the location of the smoke detectors that have already been installed on the other floors of the unit).

982.402 Subsidy standards.

(a) *Purpose*. (1) The PHA must establish subsidy standards that determine the number of bedrooms needed for families of different sizes and compositions.

(2) For each family, the PHA determines the appropriate number of bedrooms under the PHA subsidy standards (family unit size).

(3) The family unit size number is entered on the voucher issued to the family. The PHA issues the family a voucher for the family unit size when a family is selected for participation in the program.

(b) *Determining family unit size*. The following requirements apply when the PHA determines family unit size under the PHA subsidy standards:

(1) The subsidy standards must provide for the smallest number of bedrooms needed to house a family without overcrowding.

(2) The subsidy standards must be consistent with space requirements under the housing quality standards (See 982.401(d)).

(3) The subsidy standards must be applied consistently for all families of like size and composition.

(4) A child who is temporarily away from the home because of placement in foster care is considered a member of the family in determining the family unit size.

(5) A family that consists of a pregnant woman (with no other persons) must be treated as a two-person family.

(6) Any live-in aide (approved by the PHA to reside in the unit to care for a family member who is disabled or is at least 50 years of age) must be counted in determining the family unit size;

(7) Unless a live-in aide resides with the family, the family unit size for any family consisting of a single person must be either a zero or one-bedroom unit, as determined under the PHA subsidy standards.

(8) In determining family unit size for a particular family, the PHA may grant an exception to its established subsidy standards if the PHA determines that the exception is justified by the age, sex, health, handicap, or relationship of family members or other personal circumstances. (For a single person other than a disabled or elderly person or remaining family member, such PHA exception may not override the limitation in paragraph (b)(7) of this section.)

(c) *Effect of family unit size-maximum subsidy in voucher program*. The family unit size as determined for a family under the PHA subsidy standard is used to determine the maximum rent subsidy for a family assisted in the voucher program. For a voucher tenancy, the PHA establishes payment standards by number of bedrooms. The payment standard for a family shall be the lower of:

(1) The payment standard amount for the family unit size; or

(2) The payment standard amount for the unit size of the unit rented by the family.

(d) *Size of unit occupied by family*. (1) The family may lease an otherwise acceptable dwelling unit with fewer bedrooms than the family unit size. However, the dwelling unit must meet the applicable HQS space requirements.

(2) The family may lease an otherwise acceptable dwelling unit with more bedrooms than the family unit size.

982.403 Terminating HAP contract when unit is too small.

(a) *Violation of HQS space standards*. (1) If the PHA determines that a unit does not meet the HQS space standards because of an increase in family size or a change in family composition, the PHA must issue the family a new voucher, and the family and PHA must try to find an acceptable unit as soon as possible.

(2) If an acceptable unit is available for rental by the family, the PHA must terminate the HAP contract in accordance with its terms.

(b) *Certificate program only*--Subsidy too big for family size.

(1) Paragraph (b) of this section applies to the tenant-based certificate program.

(2) The PHA must issue the family a new voucher, and the family and PHA must try to find an acceptable unit as soon as possible if:

RESOLUTION NO. 11-024 N.C.

APPROVING THE CITY'S FEDERAL NEIGHBORHOOD STABILIZATION PROGRAM 3 (NSP3) GRANT APPLICATION AND DIRECTING THE CITY MANAGER TO ISSUE A REQUEST FOR PROPOSALS FOR AN ELIGIBLE DEVELOPER(S) TO FACILITATE THE PURCHASE, REHABILITATION AND RESALE OF FORECLOSED HOMES

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

WHEREAS, the City of Vallejo has learned it is eligible to receive supplemental funding in the amount of \$1,744,593 of Neighborhood Stabilization Program (NSP3) funds pursuant to the Dodd-Frank Wall Street Reform and Consumer Protection Act (Dodd-Frank Act of 2010); and

WHEREAS, these funds are intended to assist the City of Vallejo to acquire and redevelop foreclosed and abandoned properties to house individuals and families that are at or below 120 percent of the area median income; and

WHEREAS, in order for the City of Vallejo to receive these additional funds, the FY2010/2011 Action Plan must be substantially amended, and the City must submit an NSP3 application to the Department of Housing and Urban Development (HUD) by or before March 1, 2011; and

WHEREAS, on February 3, 2011, at a special meeting, the Vallejo Housing and Redevelopment Commission was scheduled to hold a public hearing to receive comments on the proposed Substantial Amendment; and

WHEREAS, a fifteen day written comment period on the proposed Substantial Amendment was also held from January 24 through February 7, 2011; and

WHEREAS, the Dodd-Frank Act of 2010 requires that 50 percent of the City's NSP3 funds be expended within two years from the date of the award, and 100 percent within three years, or they will be recaptured by HUD; and

WHEREAS, staff desires to have a short list of experienced affordable housing developers actively working to implement NSP3 to increase the probability of the City meeting its contractual NSP3 goals;

NOW, THEREFORE, BE IT RESOLVED that the Vallejo City Council hereby approves the City's NSP3 Grant Application, which constitutes a Substantial Amendment to the FY2010/2011 Action Plan, in the amount of \$1,744,593 as shown in Exhibit "A" to this Resolution regarding NSP 3 funding; and

BE IT FURTHER RESOLVED that the City Council directs the City Manager to submit the Grant Application and authorizes the City Manager or his designee(s), the Assistant City Manager/Community Development, or the Housing and Community Development Manager, to submit any related documents and forms, and any amendments or corrections to the Grant Application, as may be required by HUD; and

BE IT FURTHER RESOLVED that the City Council directs the City Manager or his designee(s) to issue a Request for Proposal (RFP), and to select an eligible developer(s)/recipient(s), to facilitate the purchase, rehabilitation, and resale of foreclosed homes with NSP funds on behalf of the City; and to award NSP3 funding based on an established selection criteria, which

includes but is not limited to: development experience, successful completion of projects on time and within budget, ability to leverage existing funding with non-City funding sources, an organization's financial capacity, the status of existing City debt, and familiarity with the City of Vallejo and/or Solano County; and

BE IT FURTHER RESOLVED that the City Council authorizes the City Manager or his designee(s) to negotiate and enter into NSP3 loan agreements with any developer(s)/recipient(s) selected through the RFP process, in an amount not to exceed \$550,000 per developer/recipient and for an aggregate loan amount not to exceed the available NSP3 budget for the purpose of furthering NSP activities and goals, that are consistent with this Resolution; and

BE IT FURTHER RESOLVED that the City Council further authorizes the City Manager, or his designee(s), to reevaluate the RFP respondents not initially selected, but determined to be eligible, and to enter into loan agreements upon the determination that any initially selected developer(s) have not successfully obligated 50 percent of their allocated NSP3 funds to specific properties within six month of receiving an NSP3 allocation.

Adopted by the Council of the City of Vallejo at a regular meeting held on February 8, 2011 by the following vote:

AYES: Mayor Davis, Vice Mayor Wilson, Councilmembers Brown, Gomes, Hannigan, Schivley, and Sunga
NOES: None
ABSTAIN: None
ABSENT: None



OSBY DAVIS, MAYOR

ATTEST: 

SHERRY M. KELLY, INTERIM CITY CLERK

CITY COUNCIL – Consent
DATE: February 8, 2011

Federal Neighborhood Stabilization Program 3

Recommendation: Adopt a Resolution: 1) approving the City's NSP3 Grant Application, which constitutes a Substantial Amendment to the FY 2010/2011 Action Plan, in the amount of \$1,744,593; (2) directing the City Manager to issue a Request for Proposals (RFP) and to select an eligible developer(s) to facilitate the purchase, rehabilitation, and resale of foreclosed homes with NSP3 funds; and (3) authorizing the City Manager to negotiate and enter into NSP3 loan agreements with a selected developer(s) in an amount not to exceed \$550,000 per developer.

Contact: Melinda Nestlerode, Housing and Community Development Manager, 648-4408



DATE: February 8, 2011

TO: Mayor and Members of the City Council

FROM: Craig Whitton, Assistant City Manager/Community Development
Melinda Nestlerode, Housing and Community Development Manager
Guy L. Ricca, Senior Community Development Analyst
Ty Robinson, Community Development Analyst

SUBJECT: FEDERAL NEIGHBORHOOD STABILIZATION PROGRAM 3

RECOMMENDATION

Adopt a Resolution: (1) approving the City's NSP3 Grant Application, which constitutes a Substantial Amendment to the FY 2010/2011 Action Plan, in the amount of \$1,744,953; (2) directing the City Manager to issue a Request for Proposals (RFP) and to select an eligible developer(s) to facilitate the purchase, rehabilitation, and resale of foreclosed homes with NSP3 funds; and (3) authorizing the City Manager to negotiate and enter into NSP3 loan agreements with a selected developer(s) in an amount not to exceed \$550,000 per developer.

REASONS FOR RECOMMENDATION

NSP3 Funds will enable the City to continue working towards the removal of blight, declining home values, and the elimination of abandoned and/or vacant residential units in Vallejo. In October, 2010 the City was notified that it was eligible to receive a second supplemental award of NSP funding in the amount of \$1,744,593 (known as NSP3) to combat the problems associated with the foreclosure crisis. Similar to other cities, Vallejo has been hit hard by foreclosures, which has resulted in a significant number of properties that have been abandoned and/or foreclosed upon. As of January 2011 Realtytrac reported that Vallejo has approximately 1,033 Bank-Owned properties (REOs), 600 homes in default, and 834 foreclosed-upon homes. These foreclosed and abandoned properties have and will continue to fall victim to physical decay due to deferred maintenance and neglect, and the looming larger issue of continued declining home values, which presents long term problems for the City.

It is the City's desire to continue its successful NSP1 Program activities, which include: financing the acquisition, rehabilitation, resell, and/or rental of abandoned and/or foreclosed upon homes or residential properties to qualified households at or below 120 percent of the area median income (AMI) as published by HUD.

The City's NSP3 Program will continue the City's focus on the following five program priorities:

Program Goal One: Buyer-driven Homeownership/Down Payment Assistance (DPA) – Establishment of a financing mechanism for the purchase of foreclosed or abandoned residential properties.

Program Goal Two: Grantee-driven Homeownership/Lease to Own - Fund the purchase and rehabilitation of homes and residential properties that have been abandoned or foreclosed upon in order to sell, or rent with a lease to own option, such properties.

Program Goal Three: Meet the NSP3 25 percent set-aside requirement for the rehabilitation of the former foreclosed upon Masonic Lodge and Old City Hall building located at 707 – 715 Marin Street, that will consist of eleven studios, nine one bedrooms, eight two bedrooms and one three bedroom managers unit, for a total of twenty-nine units. The proposed Temple Art Lofts development will target artist households at or below 50 percent of the AMI, and serve the dual purpose of settling the Buchongo Lawsuit requirement.

Program Goal Four: Target those Vallejo Census Tract areas that meet the HUD required “Areas of Greatest Need”. HUD provides estimates of foreclosure need and related needs score at the Census Tract level based on greatest percentage of foreclosed homes, highest percentage of homes financed with subprime mortgage loans, and the likelihood of the City facing future foreclosures. The HUD provided Mapping Tool Risk Score of need is from one to twenty (1 – 20), with a maximum score of twenty being estimated as the area of greatest need.

Program Goal Five: Local Hiring - The City will be required to adhere to the HUD requirement of promoting economic activity through the promotion of job creation by requiring developers/recipients of projects receiving financing awards of \$200,000 or more, and contractors and subcontractors receiving financing awards of \$100,000 or more, to meet HUD’s Employment and Contracting goals of 30 and ten percent, respectively. The City will require written documentation of the steps taken to exhibit “their best efforts” to hire local Vallejo residents, and to purchase materials from local Vallejo suppliers.

If successfully implemented, the identified NSP goals promote the stabilization of neighborhoods in Vallejo that have experienced significant abandonment and vacancies due to an unusually high number of foreclosed upon properties and decreased home values. The above referenced goals attempt to acknowledge and address the housing needs of a diverse community. The promotion of homeownership will help to increase home values and stabilize neighborhoods; the development of an affordable multi-family rental housing project, targeting low-income households, recognizes and takes into account the consequence of the foreclosure crisis on households, and acknowledges that their needs may have changed. The foreclosure crisis has been further exacerbated by the unusually high unemployment rate, (Vallejo’s unemployment rate is approximately thirteen percent, according to the State of California); thus the local hiring/job creation component of the NSP3 Program is vital to the City.

FISCAL IMPACT

There is no fiscal impact to the General Fund budget. NSP3 funds are allocated directly by HUD, and the amount of increased revenue (in Fund 103) will be \$1,744,593. The anticipated NSP3 funding will augment the City’s current Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds for greater financial leverage to accomplish the proposed activities.

As with its existing Neighborhood Stabilization Program, NSP3 allows the City to allocate a maximum of ten percent of its funding (\$174,459) for program administration costs. Staff recommends this amount be authorized by the City Council to administer NSP3 and meet program requirements.

BACKGROUND

On November 18, 2008, the City Council adopted Resolution No. 08-214 N.C., authorizing the City of Vallejo to apply for a supplemental allocation of \$2,657,861 in CDBG Program funds from HUD through HUD's new NSP1 Program for FY 2008/2009. NSP1 funds were intended to assist the City of Vallejo to acquire, rehabilitate, and resell abandoned and/or foreclosed upon homes, and residential properties to house individuals and families at or below 120 percent of the AMI. The expected outcome of these activities was to slow down or stop the values of homes from depreciating, and reduce the number of abandoned properties in the hardest hit areas of Vallejo.

The City of Vallejo's NSP1 application was approved, and the City received its supplemental allocation of NSP1 funding to carry out its identified program goals. NSP1 funding accomplishments to date include the following:

- The combined acquisition and rehabilitation of approximately seven foreclosed upon properties for resale, by two nonprofit affordable housing groups, Solano Napa Habitat for Humanity, and Vallejo Neighborhood Housing Services. The average mean cost to acquire, rehabilitate, and resale per unit was \$225,000.
- Down Payment Assistance to five first time homebuyer households with incomes at or below 120 percent of the AMI. The average mean of DPA was \$36,000.
- Set-aside of construction rehabilitation funds for the Temple Art Lofts development that will consist of 28 units of affordable artist preference housing for low-income households with incomes at or below 50 percent of the AMI. HUD required set-aside amount: \$644,466.

A requirement of the NSP1 program was that all NSP funding be obligated within an eighteen month period, and expended within a four year time period. The City has met its funding obligation deadline, and to date has funded over \$900,000 of NSP1 activities.

COMMUNITY INPUT

On February 3, 2011, at a regular meeting, the Vallejo Housing and Redevelopment Commission was scheduled to hold a public hearing to receive comments on the proposed Substantial Amendment. A fifteen day written comment period on the proposed Substantial Amendment was also held from January 24 through February 7, 2011.

NEXT STEPS

If the City's NSP3 application is successful and funding is received, staff's recommended allocation of these funds is as follows:

Buyer-Driven Homeownership/Down Payment Assistance: \$261,689 (Program Goal One)
Grantee-Driven Homeownership/Lease to Own: \$785,067 (Program Goal Two)
Temple Art Lofts Development: \$523,378 (Program Goal Three)
Program Administration: \$174,459

To accomplish Program Goal One, staff would execute an NSP3 Agreement with Vallejo Neighborhood Housing Services, Inc., the City's existing partner in providing down payment assistance loans and closing cost grants, or another qualified homeownership agency.

To accomplish Program Goal Two, staff would issue a Request for Proposals (RFP's), select qualified non-profit or for-profit providers, and execute Agreement(s) with entities to provide this activity. The selected agency or agencies would then submit acquisition/rehabilitation/resale proposals to staff for individual foreclosed properties on a first come, first serve basis. Through an "over-the-counter" process, after review staff may then approve a loan(s) based on the amount of each project.

To accomplish Program Goal Three, (re-use of foreclosed property to provide housing for very low-income persons), staff would execute an NSP3 Agreement with Domus Development, LLC, for the Temple Art Lofts development.

CONTACT

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

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

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

Ty Robinson, Community Development Analyst, (707) 648-4359, or Ty@ci.vallejo.ca.us

DOCUMENTS ATTACHED

Attachment "A" - Resolution

RESOLUTION NO. _____

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

WHEREAS, the City of Vallejo has learned it is eligible to receive supplemental funding in the amount of \$1,744,593 of Neighborhood Stabilization Program (NSP3) funds pursuant to the Dodd-Frank Wall Street Reform and Consumer Protection Act (Dodd-Frank Act of 2010); and

WHEREAS, these funds are intended to assist the City of Vallejo to acquire and redevelop foreclosed and abandoned properties to house individuals and families that are at or below 120 percent of the area median income; and

WHEREAS, in order for the City of Vallejo to receive these additional funds, the FY2010/2011 Action Plan must be substantially amended, and the City must submit an NSP3 application to the Department of Housing and Urban Development (HUD) by or before March 1, 2011; and

WHEREAS, on February 3, 2011, at a special meeting, the Vallejo Housing and Redevelopment Commission was scheduled to hold a public hearing to receive comments on the proposed Substantial Amendment; and

WHEREAS, a fifteen day written comment period on the proposed Substantial Amendment was also held from January 24 through February 7, 2011; and

WHEREAS, the Dodd-Frank Act of 2010 requires that 50 percent of the City's NSP3 funds be expended within two years from the date of the award, and 100 percent within three years, or they will be recaptured by HUD; and

WHEREAS, staff desires to have a short list of experienced affordable housing developers actively working to implement NSP3 to increase the probability of the City meeting its contractual NSP3 goals;

NOW, THEREFORE, BE IT RESOLVED that the Vallejo City Council hereby approves the City's NSP3 Grant Application, which constitutes a Substantial Amendment to the FY2010/2011 Action Plan, in the amount of \$1,744,593 as shown in Exhibit "A" to this Resolution regarding NSP 3 funding; and

BE IT FURTHER RESOLVED that the City Council directs the City Manager to submit the Grant Application and authorizes the City Manager or his designee(s), the Assistant City Manager/Community Development, or the Housing and Community Development Manager, to submit any related documents and forms, and any amendments or corrections to the Grant Application, as may be required by HUD; and

BE IT FURTHER RESOLVED that the City Council directs the City Manager or his designee(s) to issue a Request for Proposal (RFP), and to select an eligible developer(s)/recipient(s), to facilitate the purchase, rehabilitation, and resale of foreclosed homes with NSP funds on behalf of the City; and to award NSP3 funding based on an established selection criteria, which includes but is not limited to: development experience, successful completion of projects on time and within budget, ability to leverage existing funding with non-City funding sources, an

organization's financial capacity, the status of existing City debt, and familiarity with the City of Vallejo and/or Solano County; and

BE IT FURTHER RESOLVED that the City Council authorizes the City Manager or his designee(s) to negotiate and enter into NSP3 loan agreements with any developer(s)/recipient(s) selected through the RFP process, in an amount not to exceed \$550,000 per developer/recipient and for an aggregate loan amount not to exceed the available NSP3 budget for the purpose of furthering NSP activities and goals, that are consistent with this Resolution; and

BE IT FURTHER RESOLVED that the City Council further authorizes the City Manager, or his designee(s), to reevaluate the RFP respondents not initially selected, but determined to be eligible, and to enter into loan agreements upon the determination that any initially selected developer(s) have not successfully obligated 50 percent of their allocated NSP3 funds to specific properties within six months of receiving an NSP3 allocation.

**PUBLIC NOTICE
CITY OF VALLEJO
NOTICE OF PUBLIC HEARING:
PROPOSED SUBSTANTIAL AMENDMENT TO FISCAL YEAR (FY) 2010/2011
ACTION PLAN**

3A

On May 11, 2010, the City of Vallejo adopted its Action Plan for FY 2010/2011. 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 October 13, 2010, the City learned that it is eligible to receive a supplemental allocation of \$1,744,593 in CDBG Program funds through a third round of HUD's Neighborhood Stabilization Program ("NSP3"). This program is authorized under Section 1947 of the Wall Street Reform and Consumer Protection Act of 2010, approved on July 21, 2010 which, in part, is intended to assist in the redevelopment of abandoned and foreclosed homes. In order to receive these funds, the City must submit an NSP3 Application to HUD not later than March 1, 2011.

On February 3, 2011, after 7:00 p. m., the City of Vallejo Housing and Redevelopment Commission will hold a public hearing on this item during a regular meeting of the Commission in Council Chambers, 555 Santa Clara Street, Vallejo.

A copy of the draft Substantial Amendment, as recommended by staff, including the proposed use of NSP3 funds, is available for public review at the following locations: (1) the Housing and Community Development Division, 200 Georgia Street, Vallejo; and (2) on the City's Web Page at: <http://www.ci.vallejo.ca.us/>

Written comments on the proposed Action Plan Substantial Amendment may also be submitted until close of business at 4:00 p. m. on February 7, 2011, to: Ty Robinson, Community Development Analyst, P. O. Box 1432, 200 Georgia Street, Vallejo, CA 94590, Tel: (707) 648-4359. E-mail: Ty@ci.vallejo.ca.us.

The proposed Action Plan Substantial Amendment is scheduled to be considered by the Vallejo City Council on February 8, 2011.

If there are 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.

**PUBLIC NOTICE
CITY OF VALLEJO
NOTICE OF PUBLIC HEARING:
PROPOSED SUBSTANTIAL AMENDMENT TO FISCAL YEAR (FY) 2010/2011
ACTION PLAN**

3A

On May 11, 2010, the City of Vallejo adopted its Action Plan for FY 2010/2011. 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 October 13, 2010, the City learned that it is eligible to receive a supplemental allocation of \$1,744,593 in CDBG Program funds through a third round of HUD's Neighborhood Stabilization Program ("NSP3"). This program is authorized under Section 1947 of the Wall Street Reform and Consumer Protection Act of 2010, approved on July 21, 2010 which, in part, is intended to assist in the redevelopment of abandoned and foreclosed homes. In order to receive these funds, the City must submit an NSP3 Application to HUD not later than March 1, 2011.

On February 3, 2011, after 7:00 p. m., the City of Vallejo Housing and Redevelopment Commission will hold a public hearing on this item during a regular meeting of the Commission in Council Chambers, 555 Santa Clara Street, Vallejo.

A copy of the draft Substantial Amendment, as recommended by staff, including the proposed use of NSP3 funds, is available for public review at the following locations: (1) the Housing and Community Development Division, 200 Georgia Street, Vallejo; and (2) on the City's Web Page at: <http://www.ci.vallejo.ca.us/>

Written comments on the proposed Action Plan Substantial Amendment may also be submitted until close of business at 4:00 p. m. on February 7, 2011, to: Ty Robinson, Community Development Analyst, P. O. Box 1432, 200 Georgia Street, Vallejo, CA 94590, Tel: (707) 648-4359. E-mail: Ty@ci.vallejo.ca.us.

The proposed Action Plan Substantial Amendment is scheduled to be considered by the Vallejo City Council on February 8, 2011.

If there are 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.

8A

**PUBLIC NOTICE
CITY OF VALLEJO
NOTICE OF PUBLIC HEARING:
PROPOSED SUBSTANTIAL AMENDMENT TO FISCAL YEAR (FY) 2010/2011
ACTION PLAN**

On May 11, 2010, the City of Vallejo adopted its Action Plan for FY 2010/2011. 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 October 13, 2010, the City learned that it is eligible to receive a supplemental allocation of \$1,744,593 in CDBG Program funds through a third round of HUD's Neighborhood Stabilization Program ("NSP3"). This program is authorized under Section 1947 of the Wall Street Reform and Consumer Protection Act of 2010, approved on July 21, 2010 which, in part, is intended to assist in the redevelopment of abandoned and foreclosed homes. In order to receive these funds, the City must submit an NSP3 Application to HUD not later than March 1, 2011.

On February 3, 2011, after 7:00 p. m., the City of Vallejo Housing and Redevelopment Commission will hold a public hearing on this item during a regular meeting of the Commission in Council Chambers, 555 Santa Clara Street, Vallejo.

A copy of the draft Substantial Amendment, as recommended by staff, including the proposed use of NSP3 funds, is available for public review at the following locations: (1) the Housing and Community Development Division, 200 Georgia Street, Vallejo; and (2) on the City's Web Page at: <http://www.ci.vallejo.ca.us/>

Written comments on the proposed Action Plan Substantial Amendment may also be submitted until close of business at 4:00 p. m. on February 7, 2011, to: Ty Robinson, Community Development Analyst, P. O. Box 1432, 200 Georgia Street, Vallejo, CA 94590, Tel: (707) 648-4359. E-mail: Ty@ci.vallejo.ca.us.

The proposed Action Plan Substantial Amendment is scheduled to be considered by the Vallejo City Council on February 8, 2011.

If there are 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.



CITY OF VALLEJO

COMMUNITY DEVELOPMENT DEPARTMENT
Housing and Community Development Division

200 GEORGIA STREET • P.O. BOX 1432 • VALLEJO • CALIFORNIA • 94590-5905 • (707) 648-4507
FAX (707) 648-5249

January 20, 2011

Dear Sir/Madam:

Periodically our office will forward public notices to you or your organization to inform you of upcoming events within the City of Vallejo.

Please read the enclosed notice regarding "Proposed Substantial Amendment to Fiscal Year (FY) 2010/2011 Action Plan."

Please read the entire notice for details.

Should you have any questions, or would like further information, please call the Housing and Community Development Division office at 707/648-4507.

Also, if the contact person, address, and/or telephone number for you or your organization has changed, please provide us with the update.

Thank you for your continued interest.

Sincerely,

MICHELE LEWIS-ADAMO, Secretary
madamou@ci.vallejo.ca.us

Enclosure

cc: G. Ricca

**PUBLIC NOTICE
CITY OF VALLEJO
NOTICE OF PUBLIC HEARING:
PROPOSED SUBSTANTIAL AMENDMENT TO FISCAL YEAR (FY) 2010/2011
ACTION PLAN**

On May 11, 2010, the City of Vallejo adopted its Action Plan for FY 2010/2011. 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 October 13, 2010, the City learned that it is eligible to receive a supplemental allocation of \$1,744,593 in CDBG Program funds through a third round of HUD's Neighborhood Stabilization Program ("NSP3"). This program is authorized under Section 1947 of the Wall Street Reform and Consumer Protection Act of 2010, approved on July 21, 2010 which, in part, is intended to assist in the redevelopment of abandoned and foreclosed homes. In order to receive these funds, the City must submit an NSP3 Application to HUD not later than March 1, 2011.

On February 3, 2011, after 7:00 p. m., the City of Vallejo Housing and Redevelopment Commission will hold a public hearing on this item during a regular meeting of the Commission in Council Chambers, 555 Santa Clara Street, Vallejo.

A copy of the draft Substantial Amendment, as recommended by staff, including the proposed use of NSP3 funds, is available for public review at the following locations: (1) the Housing and Community Development Division, 200 Georgia Street, Vallejo; and (2) on the City's Web Page at: <http://www.ci.vallejo.ca.us/>

Written comments on the proposed Action Plan Substantial Amendment may also be submitted until close of business at 4:00 p. m. on February 7, 2011, to: Ty Robinson, Community Development Analyst, P. O. Box 1432, 200 Georgia Street, Vallejo, CA 94590, Tel: (707) 648-4359. E-mail: Ty@ci.vallejo.ca.us.

The proposed Action Plan Substantial Amendment is scheduled to be considered by the Vallejo City Council on February 8, 2011.

If there are 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.

Subject: Feb. 3rd, HRC Public Hearing Notice
Created By: MICHELE@ci.vallejo.ca.us
Scheduled Date:
Creation Date: 1/20/2011 11:42 AM
From: Michele Lewis-Adamou

Recipient	Action	Date & Time	Comment
BC: AILEEN O'BRIEN-SCOTT (eobrien-scott@connections4life.org)	Transferred	1/20/2011 11:42 AM	
BC: Annette Taylor (Annette@ci.vallejo.ca.us)	Read	1/20/2011 3:54 PM	
BC: BETTY CREARY (bcreary@uwba.org)	Transferred	1/20/2011 11:42 AM	
BC: Bob Raymond (Bob@ci.vallejo.ca.us)	Read	1/20/2011 12:15 PM	
BC: Charlie Aquilina (c.aquilina@sbcglobal.net)	Transferred	1/20/2011 11:42 AM	
BC: Craig Whittom (cwhittom@ci.vallejo.ca.us)	Read	1/20/2011 2:42 PM	
BC: CYNDI COULTER (friendship@csssolano.org)	Transferred	1/20/2011 11:42 AM	
BC: Cynthia Lippincott (cynthial@caminar.org)	Transferred	1/20/2011 11:42 AM	
BC: David Kleinschmidt (David@ci.vallejo.ca.us)	Read	1/20/2011 11:43 AM	
BC: Dea. Harding (deaconharding@sbcglobal.net)	Transferred	1/20/2011 11:42 AM	
BC: DONALD GILMORE (dgilmore@chdcnr.com)	Transferred	1/20/2011 11:42 AM	
BC: Dong Yoo (dyoo@ci.vallejo.ca.us)	Read	1/20/2011 2:14 PM	
BC: doug darling (ddfsh4life@sbcglobal.net)	Transferred	1/20/2011 11:42 AM	
BC: Doug Dunsmore (doug.dunsmore@usw.salvationarmy.org)	Transferred	1/20/2011 11:42 AM	
BC: Doug Robertson (dRobertson@ci.vallejo.ca.us)	Read	2/1/2011 3:49 PM	
BC: ELIZABETH HOFFMAN (ehoffman.rtsc@gmail.com)	Transferred	1/20/2011 11:42 AM	
BC: ELVIE DeLEON (elvie@globalcenterforsuccess.org)	Transferred	1/20/2011 11:42 AM	
BC: Erik Nugteren (Erik@ci.vallejo.ca.us)	Read	1/20/2011 12:05 PM	
BC: Gregg L. DesElms (gregg@greggdeselms.com)	Transferred	1/20/2011 11:42 AM	
BC: Guy Ricca (Guy@ci.vallejo.ca.us)	Read	1/20/2011 11:42 AM	
BC: Hermie Sunga (hsunga@ci.vallejo.ca.us)	Read	1/20/2011 12:03 PM	
BC: JACQUI CAFIERO (jacqui@globalcenterforsuccess.org)	Transferred	1/20/2011 11:42 AM	
BC: JASON SATTERFIELD (jason@homebaseccc.org)	Transferred	1/20/2011 11:42 AM	
BC: JoANN DUNSMORE (joann.dunsmore@usw.salvationarmy.org)	Transferred	1/20/2011 11:42 AM	
BC: Joanne Schivley (jschivley@ci.vallejo.ca.us)	Read	1/30/2011 9:02 PM	
BC: KATHY HOFFMAN (kathy.hoffman@mail.house.gov)	Transferred	1/20/2011 11:42 AM	
BC: KATHY MIESSNER (katym@mindspring.com)	Transferred	1/20/2011 11:42 AM	
BC: Lena Perez (Lperez@ci.vallejo.ca.us)	Read	1/20/2011 4:49 PM	
BC: Linda Turner (lturner@lthousing.com)	Transferred	1/20/2011 11:42 AM	
BC: Lynette Gibson McElhaney (lynette@eastbaynhs.org)	Transferred	1/20/2011 11:42 AM	
BC: Maria Benjamin (mbenjamin@chdcnr.com)	Transferred	1/20/2011 11:42 AM	
BC: Melinda Nestlerode (Melinda@ci.vallejo.ca.us)	Delivered	1/20/2011 11:42 AM	
BC: Michael Wilson (mwilson@ci.vallejo.ca.us)	Third-Party Downloaded	1/22/2011 5:59 AM	
BC: Michele Lewis-Adamou (MICHELE@ci.vallejo.ca.us)	Read	1/20/2011 11:43 AM	
BC: Michelle D. Hightower (MHightower@ci.vallejo.ca.us)	Read	1/20/2011 12:43 PM	
BC: Nimat Shakoor-Grantham (Nimat@ci.vallejo.ca.us)	Read	1/20/2011 11:43 AM	
BC: Pastor Harris (pastorbeharris@sbcglobal.net)	Transferred	1/20/2011 11:42 AM	
BC: RAYMOND COURTEMANCHE (raymond@missionsolano.org)	Transferred	1/20/2011 11:42 AM	
BC: Rick Barham (scripterrific@gmail.com)	Transferred	1/20/2011 11:42 AM	
BC: Robert Nichelini (RNichelini@ci.vallejo.ca.us)	Read	1/20/2011 12:25 PM	
BC: RUTH MATZ (ruth.fairfieldcac@gmail.com)	Transferred	1/20/2011 11:42 AM	
BC: Scott Raymond (scottraymond99@comcast.net)	Transferred	1/20/2011 11:42 AM	
BC: SHERI POWERS (spowers@unitycouncil.org)	Transferred	1/20/2011 11:42 AM	
BC: Sherry Kelly (skelly@ci.vallejo.ca.us)	Read	1/20/2011 11:51 AM	
BC: Steven England (sengland@ci.vallejo.ca.us)	Third-Party Downloaded	1/22/2011 6:06 AM	
BC: TES CHILDS (assistance@cssolano.org)	Transferred	1/20/2011 11:42 AM	

BC: Tes Childs - Catholic Social Service (assistance@csssolano.org)	Transferred	1/20/2011 11:42 AM
BC: Tony Pearsall (tpearsall@fight-back.org)	Transferred	1/20/2011 11:42 AM
BC: Ty K. Robinson (Ty@ci.vallejo.ca.us)	Delivered	1/20/2011 11:42 AM
BC: VALERIE POWELL (vjpowellasoc@gmail.com)	Transferred	1/20/2011 11:42 AM
BC: Edward Blake (edwardblake707@yahoo.com)	Transferred	1/20/2011 11:42 AM
BC: KEEGAN DAVIS (keegan2k6@yahoo.com)	Transferred	1/20/2011 11:42 AM
BC: MARIA CEDENO (mariac@yfs.org)	Transferred	1/20/2011 11:42 AM
BC: PHYLLIS HARRISON (hugs2afreshstart@yahoo.com)	Transferred	1/20/2011 11:42 AM
BC: Renee McCrary (neneasc@yahoo.com)	Transferred	1/20/2011 11:42 AM

Richard L. Burnett
139 Cynthia Avenue
Vallejo, CA 94589

Gail Zick-Clyde
Solano Affordable Housing
Foundation
1049 Union Avenue Suite A
Fairfield, CA 94533

One Step Forward
3530 Wilshire Blvd. Suite 1850
Los Angeles, CA 90010

Rodney Halapio
Bay Area Asset Management Inc
133 Broadway St
Redwood City, CA 94063

Shane McAfee
GVRD
395 Amador Street
Vallejo, CA 94590

Ronald Matheson
VSFCD
450 Ryder Street
Vallejo, CA 94590

Meea Kang
Domus Development
594 Howard Street Suite 204
San Francisco, CA 94105

Linda Mandolini
Eden Housing
22645 Grand Street
Hayward, CA 94541

Casa De Vallejo
PO Box 880367
San Diego, CA 92168

MacFarlane-Costa Housing Partners
330 W. Victoria Street
Gardena, CA 90248

Joanne Schivley
c/o City Manager's Office

Doug Robertson, Chief
Vallejo Fire Department

Robert Nichelini, Chief
Vallejo Police Department

Erik Nugteren
Public Works / Water Division

Nimat Shakoor-Grantham
Code Enforcement

Annette Taylor
Economic Development

Michelle Hightower
Planning

Craig Whittom
Assistant City Manager/CD

Steve England
Economic Development

Aldea
1000 Marin Street
Vallejo, CA 94590

Kathleen O'Sullivan
28 Calhoun Street
Vallejo, CA 94590

Melinda Nestlerode
Hsg & Comm Dev Div

Elizabeth Hoffman
Rebuilding Together Solano County
PO Box 5996
Vallejo, CA 94591

Katy Miessner
Vallejo Resource Cooperative

Barbara Stewart
416 Hampshire Street
Vallejo, CA 94590

Ruth Matz
Fairfield Suisun Action Council
416 Union Avenue
Fairfield, CA 94533

J.W. McCoy
Union Baptist Church
128 Encerti
Vallejo, CA 94589

Norma Ramos
Christian Help Center
2166 Sacramento Street
Vallejo, CA 94590

Jason Satterfield
HomeBase

Patrick Stasio
Solano County Health & Social
Services-Health Care for the
Homeless

Kathy Hoffman
George Miller's Office
375 G Street Ste. 1
Vallejo, CA 94592

Edward Blake

Dong Yoo
City of Vallejo Code Enforcement

Lena Perez
City of Vallejo Code Enforcement

Doug Dunsmore
The Salvation Army

JoAnn Dunsmore
The Salvation Army

Betty Creary
211 United Way of Bay Area

Phyllis Harrison
Hugs to a Fresh Start

Renee McCrary
House of Joy

Aileen O'Brien-Scott
Connections for Life

Valerie Powell

Linda Turner
L.A.S.T. Transition House

Tes Childs
Catholic Social Services-Family
Asst. Program

Cyndi Coulter
Catholic Social Services-Family
Asst. Program

Elvie DeLeon
Global Center for Success

Jacqui Cafiero
Global Center for Success

Gregg Deselms

Maria Cedeno
Youth & Family Services, Inc.

Doug Darling

Raymond Courtemanche
Mission Solano

Cynthia Lippincott
Caminar
902 Tuolumne St
Vallejo, CA 94590

Garth Hopkins
Divine Guidance Food Distribution
Ministry of Church on the Hill
210 Locust Dr
Vallejo, CA 94591

John Williams
United Way of the Bay Area
401 Amador Street
Vallejo, CA 94590

Kathleen O'Sullivan
Vallejo Heights Neighborhood
Association
PO Box 4243
Vallejo, CA 94590

Pacific Community Services
415 Railroad Avenue
Pittsburg, CA 94565

Lynette Gibson-McElhaney
Richmond Neighborhood Housing
Services
2320 Cutting Blvd
Richmond, CA 94804

Donald Gilmore
Community Housing Development
Corporation
1535-A Third Street
Richmond, CA 94801-1525

Vallejo Architectural Heritage
Foundation
419 Farragut Avenue
Vallejo, CA 94590

Vallejo Architectural Heritage
Foundation
425 Alabama Street
Vallejo, CA 94590

Charlie Acquilina

Scott Raymond

Rick Barham

Maria Benjamin
Community Housing Development
Corp. of No. Richmond
1535-A Third Street
Richmond, CA 94801

Vacaville Community Housing
PO Box 5744
Vacaville, CA 95696-5744

Pastor Bryan Harris
Emmanuel Temple
900 - 6th Street
Vallejo, CA 94590

Deacon Daniel Harding
Emmanuel Temple
900 - 6th Street
Vallejo, CA 94590

John Allen
Fighting Back Partnership
c/o JFK Library

Ty Robinson
Housing & Community Development

Pastor Dante' Quick
Friendship Missionary Baptist Church
1905 Florida Street
Vallejo, CA 94590

Sheri Powers
The Unity Council
3301 East 12th Street Ste. 101
Oakland, CA 94606

Keegan Davis
Prudential California Realty
1101 Sylvan Avenue Ste. A-7
Modesto, CA 95350

Jacque Wilson
Global Acres Ca., LLC
1990 173rd Avenue
Castro Valley, CA 94546

Vallejo Inter-Tribal Council
112 Gary Circle
Vallejo, CA 94591

Tony Roberts
Fairfield Suisun Action Council
416 Union Avenue
Fairfield, CA 94533

Teresita Bautista
165 Claxton Court
Vallejo, CA 94589

Employment Development
Department
1440 Marin Street
Vallejo, CA 94590

Chuck Eason
Small Business Development
Center - Solano College
360 Campus Lane Ste. 102
Fairfield, CA 94534

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

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

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

Firma Lodge #27, F & A.M.
P.O. Box 1381
Vallejo, CA 94590

Lorraine Gaines
1475 Ohio Street
Vallejo, CA 94590

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

Al Berenguer
186 Stanmore Circle
Vallejo, CA 94591

Punkie Nelson
190 Creekview Drive
Vallejo, CA 94591

Robert Stalker
Legal Services of No. California
1810 Capitol Street
Vallejo, CA 94590

Serafin Celones
205 Peppercorn Court
Vallejo, CA 94591

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

Vallejo Architectural Heritage
Foundation
PO Box 1129
Vallejo, CA 94590

Jack Hanstein
Episcopal Diocese of No. California
1318 27th Street
Sacramento, CA 95916-5902

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

Leanne Martinsen
Area Agency on Aging
PO Box 3069
Vallejo, CA 94590-0680

Todd Bishop
318 Kentucky Street
Vallejo, CA 94590

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

Central Core Restoration Corporation
301 Georgia Street Ste 290
Vallejo, CA 94590

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

Vallejo Heights N.A.
PO Box 4243
Vallejo, CA 94590

John Gianola
Fair Housing Hotline Project
619 North Street
Woodland, CA 95695

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

Vicki Conrad
Florence Douglas Senior Center
333 Amador Street
Vallejo, CA 94590

Leon Green
738 Valle Vista Avenue
Vallejo, CA 94590

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

KDYA
3260 Blume Drive #520
Richmond, CA 94006

Jessica Rivera
Child Start Inc.
439 Devlin Road
Napa, CA 94558

Velma Harding
PO Box 5403
Vallejo, CA 94590

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

Don Isaac
719 Chesterfield Way
Rocklin, CA 95765-6108

Food Bank
PO Box 6324
Concord, CA 94524

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

Claudia Humphrey
LIFT3 Support Group
1125 Missouri Street Suite 200
Fairfield, CA 94533

Shrenda Rodgers
945 Tennessee Street
Vallejo, CA 94590

Mike Huckins
Bay Respite Care
3272 Sonoma Blvd. Suite 4
Vallejo, CA 94590

Frankie Masangkay
160 Aberdeen Court
Vallejo, CA 94591

Dr. Jack Clemes
614 Ohio Street
Vallejo, CA 94590

Giovanni Gianbastiani
625 Pennsylvania Street
Vallejo, CA 94590

Kenneth Jones
AMCAL
2124 Bedrock Way
Antioch, CA 94509

Fred Cunningham
Greater Vallejo Recreation District
395 Amador Street c/o Norman King
Ctr
Vallejo, CA 94590

Dorothy Richardson
Highway Church of God In Christ
527 Lincoln Road West
Vallejo, CA 94590

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

Gerald Pitts
10 Mariposa Street
Vallejo, CA 94590

Independent Living Resource
1850 Gateway Blvd. Ste 120
Concord, CA 94520

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 Street
Vallejo, CA 94590

Cedric Johnson
PO Box 5522
Vallejo, CA 94591

Jerry Rothfeld
931 Branciforte Street
Vallejo, CA 94590

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

P.J. Davis
CAP Solano
1545 N. Texas Street Suite 201
Fairfield, CA 94533

Safesquest Solano
1745 Enterprise Drive Ste 2-D
Fairfield, CA 94533

Darvin Peterson
6242 Pebble Beach Drive
Vallejo, CA 94591

Betty Frank
406 Taper Avenue
Vallejo, CA 94589

Britte Patton
201 Pennsylvania Ave. Apt 127
Fairfield, CA 94533

June Cummings
Emani Inc.
PO Box 4156
Vallejo, CA 94590

Anne Shapiro
Sol. Cty Health & Social Services
355 Tuolumne Street
Vallejo, CA 94590

Bob Deluca
Child Start
439 Devlin Road
Napa, CA 94558

Springstowne Library
1003 Oakwood Avenue
Vallejo, CA 94590

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

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

Vallejo Chamber of Commerce
427 York Street
Vallejo, CA 94590

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

Patrice Bolton
PO Box 670
Vallejo, CA 94591

Carmen Williams
130 Agnes Court
Vallejo, CA 94589

Hillcrest Park Association
330 Rodgers Street
Vallejo, CA 94590

Daniel Coleman
2438 Springs Road
Vallejo, CA 94591

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

Don Lusty
Bridge Housing Corporation
345 Spear Street Suite 700
San Francisco, CA 94105

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

Eddie Daniels
124 Ron Court
Vallejo, CA 94591

Steve Brothers
Solano-Napa Habitat for Humanity
110 Railroad Avenue Suite A-3
Suisun City, CA 94585

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

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

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

Mike Urick
110 Fremont Street
Vallejo, CA 94589

Tara Calkis
MCA Housing Partners
330 W. Victoria Street
Gardena, CA 90248-352

Robert Bryant
938 Nebraska Street
Vallejo, CA 94591

Earnestine Lawson
367 Sawyer Street
Vallejo, CA 94589

Jim Silverwood
Affirmed Housing Group
13520 Evening Creek Drive North
#160
San Diego, CA 92128

Maria M. Bitagon
P.O. Box 431
Vallejo, CA 94590

Charles Brown III
752 - 6th Street
Vallejo, CA 94590

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

Mustafa Abdul-Ghaneer
PO Box 1632
Vallejo, CA 94590

Patricia Scott
169 DePaul Drive
Vallejo, CA 94589

Jim Slover
130 Ohio Street
Vallejo, CA 94590

Daniel Koster
4167 Summer Gate
Vallejo, CA 94591

David D. Cates
246 "B" Street
Vallejo, CA 94590

Chris Spurrier
525 Edwards Street
Crockett, CA 94585

Diane Merrick
238 Mayo Avenue
Vallejo, CA 94590

Violeta Espirtu
5162 Zinfandel Lane
Vallejo, CA 94591

Thom Howard
628 Louisiana Street
Vallejo, CA 94590

City Clerk's Office

David Kleinschmidt
Public Works Department

Tony Pearsall
Fighting Back Partnership
c/o JFK Library

Hermie Sunga
c/o City Manager's Office

Bob Raymond
Channel 28

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

Greg Dean
The Salvation Army
630 Tuolumne Street
Vallejo, CA 94590

Elizabeth Armas
PO Box 4739
Vallejo, CA 94590

Bob Weir
125 Benson Avenue
Vallejo, CA 94590

Cameron Shearer
PO Box 3065
Vallejo, CA 94590

Leatrice Knox
450 Christopher Way
Vallejo, CA 94589

Pearl Diggs
240 Hermosa Avenue
Vallejo, CA 94589

Debbie Davis
Children's Nurturing Project
PO Box 304
Fairfield, CA 94533

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

Michael Wilson
c/o City Manager's Office
Vallejo, CA