

Action Plan

Grantee: Vallejo, CA

Grant: B-11-MN-06-0010

LOCCS Authorized Amount:	\$ 1,744,593.00
Grant Award Amount:	\$ 1,744,593.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 932,000.00
Total Budget:	\$ 2,676,593.00

Funding Sources

Funding Source	Funding Type
HOME	Other Federal Funds

Narratives

Summary of Distribution and Uses of NSP Funds:

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.

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 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.

How Fund Use Addresses Market Conditions:

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. Similar to other cities, Vallejo has been hit hard by the foreclosure crisis, which has resulted in a significant number of properties that have been abandoned. As of January 2011 Realtytrac reported that



Vallejo had 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 contribute to the still looming larger issue of continued declining home values, which presents long term problems for the City e.g. increased crime, blight, and reduced property tax revenue.

It is the City's desire and intent to continue its successful NSP1 Program activities, which include: financing the acquisition, rehabilitation, resell, and/or rental of abandoned and/or foreclosed upon homes to qualified households at or below 120 percent of the area median income (AMI) as published by HUD. If successfully implemented, the identified NSP goals will promote the stabilization of neighborhoods in Vallejo, and assist neighborhoods/communities in the achieving increased home values, and the removal of blight due to abandonment.

Ensuring Continued Affordability:

Down Payment Assistance(DPA): 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 years affordability subsidy recapture provisions or resale restrictions in place, to ensure long term affordability.

Multi-family Housing: 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.

Definition of Blighted Structure:

The City of Vallejo has adopted the definition of "blighted structure" as found in California Health and Safety Code Section 17920.3, of which states: 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 occupants therefore shall be deemed and hereby declared 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 improper kitchen sink.
- (3) Lack of hot and cold running water to plumbing fixtures in a dwelling unit.
- (4) Lack of adequate, or improper heating and ventilation.
- (5) Lack of minimum amounts of natural light and ventilation required by this code.
- (6) Room and space dimensions less than required by this code.
- (7) Lack of required electrical lighting.
- (8) Dampness of habitable rooms.
- (9) Infestation of insects, vermin, or rodents as determined by the health officer.
- (10) General dilapidation or improper maintenance.
- (11) 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 are insufficient size to carry imposed loads.
- (12) All wiring except that which conformed with all applicable laws in effect at the time of installation if it is in good and safe condition and working properly.
- (13) Faulty weather protection.

Definition of Affordable Rents:

The City of Vallejo defines "Affordable Rents" as the maximum rent being 30 percent of the maximum income level based on the established HUD household income level for Solano County.

Housing Rehabilitation/New Construction Standards:

The City of Vallejo has adopted both the California Code Series and HUD's Housing Quality Standards (HQS) as outlined in 24 CFR 982.401 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). Only after code compliance has been met, can funds be spent making additional general improvements.

Vicinity Hiring:

The City of Vallejo will incorporate Section 3 and Vicinity Hiring requirements into its Loan Agreements with selected developers chosen to implement NSP 3 activities. Developers will be required to pass those requirements on to their contractors who must pledge that lower income project area residents will be provided a strong opportunity to gain employment and training on NSP3 funded projects; and that small businesses located in the project area will be utilized to the fullest extent possible as recipients of awarded contracts. 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 that are owned by persons in Vallejo.

Procedures for Preferences for Affordable Rental Dev.:

The City is exceeding the NSP program requirement of that requirement of 25 percent of NSP funding be allocated to households at or below 50 percent of the area median income (AMI). 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 (AMI); with the allocation of NSP funds to Temple Art Lofts, a proposed 29-unit acquisition rehabilitation development .

Grantee Contact Information:

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 City of Vallejo, Housing and Community Development Division
 200 Georgia Street
 Vallejo, CA 94590
 707-648-4359

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
40-81	VLI	1	VLI
9999	Restricted Balance	<i>No activities in this project</i>	
Activity A	Down Payment Assistance (DPA)	Activity A	Acquisition/Rehab/DPA
Activity B	Acq/Rehab/Resale	Activity B	Acquisition/Rehabilitation
Activity E	Redevelopment/Multi-family Rental	Activity E	Multi-family Rental
Administration	Admin	Administration	Admin
B - VLI	607 Mark Ave VLI	B - VLI	607 Mark Avenue VLI



Activities

Project # / Title: 40-81 / VLI

Grantee Activity Number: 1
Activity Title: VLI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 40-81

Projected Start Date:
 03/26/2014

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:
 UNDERWAY

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 VLI

Projected End Date:
 03/26/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 41,109.00
Other Funds: \$ 0.00
Total Funds: \$ 41,109.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Multifamily Units	
# of Housing Units	1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Vallejo

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Vallejo	Local Government	\$ 5,968.00

Location Description:

In target areas.

Activity Description:

Assistance to very low-income families.

Project # / Title: Activity A / Down Payment Assistance (DPA)

Grantee Activity Number:	Activity A
Activity Title:	Acquisition/Rehab/DPA

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

Activity A

Project Title:

Down Payment Assistance (DPA)

Projected Start Date:

03/09/2011

Projected End Date:

03/09/2014

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 261,689.00

Other Funds \$ 0.00

Total Funds \$ 261,689.00

Environmental Assessment:

COMPLETED

Benefit Report Type:



Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	6	1	5	100.00
# of Households	6	1	5	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	6
# of Multifamily Units	
# of Housing Units	6

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Vallejo

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Vallejo	Local Government	\$ 261,689.00

Location Description:

Census Tracts: 2519.03, 2514.00, 2515.00, 2517.01

Activity Description:

Acqu/rehab/DPA, (CHDC).

Project # / Title: Activity B / Acq/Rehab/Resale

Grantee Activity Number: Activity B
Activity Title: Acquisition/Rehabilitation

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

Activity B

Project Title:

Acq/Rehab/Resale

Projected Start Date:

03/09/2011

Projected End Date:

03/09/2014



Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 1,135,067.00

Other Funds

\$ 350,000.00

Total Funds

\$ 1,485,067.00

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# Owner Households	4	2	2	100.00
# of Households	6	4	2	100.00

Owner Households

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units exceeding Energy Star

#Low flow showerheads

#Dishwashers replaced

#Light fixtures (outdoors) replaced

#Energy Star Replacement Windows

of Properties

Total

6

6

6

6

6

4

4

6

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Vallejo

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Vallejo

Organization Type

Local Government

Proposed

\$

Funding Source Name

HOME

Matching Funds

No

Funding Amount

\$ 350,000.00

Location Description:

Census Tract #'s 2519.03, 2514.00, 2515.00, 2517.01



Activity Description:

Acquire and rehabilitate foreclosed and/or abandoned properties for resale or rental with a lease to own option.

Project # / Title: Activity E / Redevelopment/Multi-family Rental

Grantee Activity Number: Activity E
Activity Title: Multi-family Rental

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
Activity E

Projected Start Date:
03/19/2010

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:
COMPLETED

Benefit Report Type:
Direct (Households)

Activity Status:
Under Way
Project Title:
Redevelopment/Multi-family Rental

Projected End Date:
03/09/2013
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 523,378.00
Other Funds: \$ 1,245,734.00
Total Funds: \$ 1,769,112.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	29	29		100.00
# of Households	29	29		100.00

Proposed Accomplishments	Total
# of Multifamily Units	29
# of Housing Units	29
# ELI Households (0-30% AMI)	
#Low flow toilets	29

#Refrigerators replaced 29
of Properties 1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Temple Art Lofts Associates, LP (Domus Development)

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Temple Art Lofts Associates, LP (Domus Development)

Organization Type

Non-Profit

Proposed

\$ 523,378.00

Funding Source Name

HOME

Matching Funds

Yes

Funding Amount

\$ 1,245,734.00

Location Description:

Census Tract 2509.00 - 707-715 Marin Street, Vallejo, CA 94590

Activity Description:

29 unit acq/rehabilitation of a mixed use foreclosed development. The building will be gutted and all systems will be replaced.

Project # / Title: Administration / Admin

Grantee Activity Number: Administration
Activity Title: Admin

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

Administration

Project Title:

Admin

Projected Start Date:

03/09/2011

Projected End Date:

03/09/2013

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:



Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Total Budget:

\$ 277,431.50

Other Funds

\$ 0.00

Total Funds

\$ 277,431.50

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Vallejo

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Vallejo

Organization Type

Local Government

Proposed

\$ 277,431.50

Location Description:

Activity Description:

Program implementation.

Project # / Title: B - VLI / 607 Mark Ave VLI

Grantee Activity Number:

B - VLI

Activity Title:

607 Mark Avenue VLI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B - VLI

Projected Start Date:

07/01/2012

Activity Status:

Under Way

Project Title:

607 Mark Ave VLI

Projected End Date:

07/31/2014



Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 250,000.00

Other Funds \$ 0.00

Total Funds \$ 250,000.00

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Elevated Structures

of Substantially Rehabilitated Units

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units & other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#High efficiency heating plants

#Additional Attic/Roof Insulation

#Energy Star Replacement Windows

Total

1

1

1

1

1

10

1

1



of Properties

1

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Vallejo

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Vallejo

Organization Type

Local Government

Proposed

\$ 250,000.00

Location Description:

NSP3 target area.

Activity Description:

Acqu/rehab of foreclosed property.

Action Plan Comments:

Action Plan History

Version

B-11-MN-06-0010 AP#1
B-11-MN-06-0010 AP#2
B-11-MN-06-0010 AP#3
B-11-MN-06-0010 AP#4
B-11-MN-06-0010 AP#5

Date

10/22/2015
11/17/2014
10/08/2014
09/26/2014
09/25/2014



B-11-MN-06-0010 AP#6	03/26/2014
B-11-MN-06-0010 AP#7	03/26/2014
B-11-MN-06-0010 AP#8	03/26/2014
B-11-MN-06-0010 AP#9	03/26/2014
B-11-MN-06-0010 AP#10	03/21/2013
B-11-MN-06-0010 AP#11	07/25/2011

