



Office of the City Manager · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4576

November 21, 2019

Solano County
675 Texas Street
Fairfield, CA 94533

RE: Permanent Supportive Housing Project
2118 & 2134-2136 Sacramento Street

Dear Solano County Board of Supervisors:

The City of Vallejo is pleased to provide this letter in support of Eden Housing, Inc. dba Vallejo Permanent Supportive Housing, L.P. (VPSH). The project is scheduled for construction at 2118 and 2134-2136 Sacramento Street. This Permanent Supportive Housing Project will house about 150 individuals and families who are formerly homeless or at risk of homelessness.

To date the City of Vallejo has committed significant funding and resources to ensure the development this new permanent supportive housing project as follows:

- Expended for the purchase of the two adjacent properties, \$1,124,000
- Awarded from the Low and Moderate Income Housing Asset Funds, \$1,624,000
- Awarded from the HOME Investment Partnerships Program, \$2,186,710
- Anticipated to be awarded from Project Based Voucher Section 8, 30-40 vouchers

On November 12, 2019, the City adopted an ordinance to convey these properties to VPSH, which established requirements for the development and long-term partnership between the City of Vallejo and VPSH, L.P., the Developer.

Sincerely,



Greg Nyhoff
City Manager

cc: Judy Shepard-Hall, Housing and Community Development Division Manager
Anne Cardwell, Assistant City Manager

Encl: Adopted Ordinance

ORDINANCE NO. 1821 N.C. (2d)

**APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT BY
AND BETWEEN THE CITY OF VALLEJO AND VALLEJO PSH, L.P**

SECTION 1. Findings and Determination.

The City Council hereby Finds and determines that:

- A. Pursuant to Vallejo Municipal Code Section 17.14.030, the City of Vallejo may, adopt a Disposition and Development Agreement (“DDA”) by Ordinance. The DDA for the Vallejo PSH, L.P. (Exhibit 1) is on file with Planning and Development Services and the Vallejo Housing Authority.
- B. The City Council has approved the DDA and administrative project entitlements and has found that:
 - 1. The DDA is consistent with the goals and policies of General Plan 2040. The project will provide permanent supportive housing for formerly homeless citizens of Vallejo. It furthers the goals and policies of the General Plan 2040 and associated Housing Element by establishing more housing to improve the City of Vallejo’s regional housing need assessment numbers.
 - 2. The DDA furthers the stated purpose of the designated zoning district (Linear Commercial District) under the Interim Zoning Policy. The project will provide supportive services for City residents, which furthers the intent of the mixed-use district that provides commercial services for community members.
 - 3. The DDA is in conformity with public convenience, the general welfare, and good land use practice. The project is located near public transit and commercial services.
 - 4. The DDA will not be detrimental to health, safety, and general welfare. The project will improve the livelihood of the residents by establishing full-time residency and services they would not receive otherwise.
 - 5. The DDA will not adversely affect the orderly development or the preservation of property values. The project will improve a currently blighted and nuisance prone neighborhood.
- C. Pursuant to California Government Code Section 65913.4(a) the DDA project entitlements shall be streamlined through a ministerial approval process and not subject to a discretionary permit development process or California Environmental Quality Act review because the project:
 - 1. Is a multifamily housing development project that contains more than two residential units.
 - 2. Shall be developed on a legal parcel.
 - 3. Is on a site that is surrounded by at least seventy-five current urban uses.
 - 4. Is on a site zoned for residential mixed-used development.
 - 5. Will help improve the City’s regional housing needs by providing housing for very low income residents.
 - 6. Does not encumber wetlands.

SECTION 2: Approval Disposition and Development Agreement ("DDA") for the Vallejo PSH,L.P.

Based on the findings herein, the City Council hereby approves the Disposition and Development Agreement, in substantially the form attached hereto as Exhibit 1, including approximately 1.3 acres of land for the Permanent Supportive Housing project.

SECTION 3: Severability.

If any section, subsection, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and adopted this Ordinance, and each and all provisions hereof, irrespective of the fact that one or more provisions may be declared invalid.

SECTION 4: Effective Date.

This Ordinance shall take effect and be in full force and effect from and after (30) days after its final passage.

First read at a regular meeting of the Council of the City of Vallejo held on the 22nd day of October 2019 and finally adopted at a regular meeting of the Council of the City of Vallejo on the 12th day of November 2019 by the following vote:

AYES:	Mayor Sampayan, Vice Mayor Dew, Councilmembers Brown, McConnell, Miessner, Sunga and Verder-Aliga
NOES:	None
ABSENT:	None
ABSTAIN:	None

ATTEST:

BOB SAMPAYAN, MAYOR

DAWN G. ABRAHAMSON, CITY CLERK