



**HOUSING AND COMMUNITY  
DEVELOPMENT (HCD) COMMISSION  
REGULAR MEETING**

**APRIL 2, 2026**

**COMMISSIONERS**

Jared Bunde (Chair)  
S. Bre Jackson (Vice Chair)  
Nicholas Cassidy  
Lynda Daniels  
VACANT  
Dana Stueland  
Carmen Marie Vance

**HYBRID MEETING**  
[www.Cityofvallejo.net](http://www.Cityofvallejo.net)

**7:00 PM**

**Council Chambers  
555 Santa Clara Street  
Vallejo, CA 94590**

<p>NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom</p>	<p>City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.</p>
<p><b>PUBLIC COMMENT:</b> Members of the Public may provide public comments during the Meeting in person or via ZOOM (<a href="https://ZoomRegular.Cityofvallejo.net">https://ZoomRegular.Cityofvallejo.net</a>), or via phone, by dialing (669) 900-6833.</p>	<p>For additional instructions on how to speak remotely during public comment, please visit, <a href="http://www.cityofvallejo.net/publiccomment">www.cityofvallejo.net/publiccomment</a></p>
<p><b>VIEW THE MEETING:</b> There are four different ways you can view this public meeting:</p> <ul style="list-style-type: none"> <li>• In Person</li> <li>• Watch Vallejo local channel 28</li> <li>• Stream from the City website: <a href="http://www.cityofvallejo.net/Streaming">www.cityofvallejo.net/Streaming</a></li> <li>• Join the Zoom webinar: <a href="https://ZoomRegular.Cityofvallejo.net">https://ZoomRegular.Cityofvallejo.net</a></li> </ul>	<p>Scan QR code for live captions and translation in Spanish and Tagalog.</p> <div align="right">  </div>
<p align="center"><b>Hybrid Options are available for members of the public to participate. To participate remotely</b></p>	
<p><b><u>Option to Join by Computer</u></b> From your browser go to <a href="https://ZoomRegular.CityofVallejo.net">https://ZoomRegular.CityofVallejo.net</a> to launch and join the zoom application. Meeting ID: 914 0075 0676# Meeting Password: 131313</p>	<p><b><u>Option to Join by Phone</u></b> Dial (669) 900-6833 Enter Meeting ID: 914 0075 0676# Meeting Password: 131313 Press *9 to digitally raise your hand from the phone. Press *6 to unmute/mute</p>
<p>Any supplemental writing related to an agenda item for an open session of a regular meeting that is distributed to all or a majority of all members of the Commission less than 72 hours before the meeting will be posted concurrently on the City’s website at <a href="http://www.cityofvallejo.net/agendas">www.cityofvallejo.net/agendas</a> Written material distributed during the meeting, will be available at the meeting if prepared by the City or after the meeting if prepared by someone else. Such materials may be obtained from the Commission Secretary.</p>	



Vallejo City Council Chambers is ADA compliant. Devices for the hearing impaired are available by contacting via email Chari Francisco, Staff Secretary at [Chari.Francisco@cityofvallejo.net](mailto:Chari.Francisco@cityofvallejo.net) or via phone at (707) 553-7204. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof

## **AGENDA**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. PRESENTATIONS AND COMMENDATIONS**
  - A. PRESENTATION BY THE CITY ATTORNEY'S OFFICE ON THE BROWN ACT AND ROLE OF THE COMMISSION**
- 5. REPORT OF THE CITY COUNCIL LIAISON**
- 6. COMMUNITY FORUM**

*Anyone wishing to address the Commission on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Commission to resolve, is requested to submit a completed speaker card to the Staff Secretary. When called upon, each speaker should step to the podium, state his /her name, and address for the record. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300.*
- 7. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS**

*Members of the public wishing to address the Commission on Consent Calendar Items are requested to submit a completed speaker card to the Staff Secretary. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.02.310. Requests for removal of Consent Items received from the public are subject to approval by a majority vote of the Commission. Items removed from the Consent Calendar will be heard immediately after approval of the Consent Calendar and Agenda.*
- 8. CONSENT CALENDAR AND APPROVAL OF AGENDA**
  - A. APPROVAL OF AGENDA**

Recommendation: By motion, approve the agenda for the April 2, 2026 regular meeting of the Housing and Community Development Commission  
Contact:
  - B. APPROVAL OF MINUTES**

Recommendation: By motion, approve meeting minutes from March 5, 2026.  
Contact:
- 9. ACTION CALENDAR**

*NOTICE: Members of the public wishing to address the Commission on Action Calendar Items are requested to submit a completed speaker card to the Staff Secretary. Each speaker is limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.*

A. **COMMISSION DISCUSSION AND QUESTIONNAIRE REGARDING MRG REPORT**

Recommendation: Commissioners will discuss the MRG questionnaire that was provided at the previous commission meeting in March. No further action will be taken.

Contact: Chari Francisco, Administrative Manager, (707) 553-7204  
[chari.francisco@cityofvallejo.net](mailto:chari.francisco@cityofvallejo.net)

B. **RECOMMENDATION TO ADOPT A RESOLUTION RECOMMENDING CONDUCTING A PUBLIC HEARING AND APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY QUALIFIED 501(C)(3) BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$20,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, REHABILITATION, DEVELOPMENT, AND EQUIPPING OF SERENO VILLAGE APARTMENTS PURSUANT TO THE TAX AND EQUITY FISCAL RESPONSIBILITY ACT (TEFRA) WITH NO FINANCIAL LIABILITY FOR THE CITY**

Recommendation: Adopt a Resolution:

1. Recommending conducting a public hearing under the Tax and Equity Fiscal Responsibility Act ("TEFRA") in connection with the proposed issuance of revenue bonds by the California Municipal Finance Authority (the "CMFA"), a joint exercise of powers authority and public entity of the State of California, in an amount not to exceed \$20,000,000, (the "Bonds"), for the part of a plan to finance or refinance the acquisition, construction, development, and equipping of a multifamily rental housing project located at 750 Sereno Drive, Vallejo, California (the "Project").
2. Approving the issuance of the Bonds by the CMFA for the benefit of Eden Housing, Inc., a California nonprofit public benefit corporation (the "Developer"), on behalf of Eden Sereno Village, L.P., a California limited partnership, or another ownership entity to be created by Eden Sereno Village LLC, a California limited liability company, its general partner (the "General Partner"), or by another affiliate of the Developer (such limited partnership or other ownership entity being referred to herein as the "Borrower"), to provide for the financing of the Project, such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code and the California Government Code Section 6500 (and following).

This is the approval of an issuance of Bonds by another public agency for a project within the City of Vallejo and not an issuance of bonds by the City of Vallejo. The City has no financial obligation whatsoever for these bonds. Such adoption is solely for the purposes of satisfying the requirements of the federal Tax Equity and Fiscal Responsibility Act (TEFRA), the Code, and the California Government Code Section 6500 (and following).

Contact: Alicia M. Jones, Housing Director (707) 648-4408  
[Alicia.Jones@cityofvallejo.net](mailto:Alicia.Jones@cityofvallejo.net)

10. **WRITTEN COMMUNICATIONS**

- 11. REPORT OF THE COMMITTEE/BOARD SECRETARY**
  - A. REPORT OF THE SECRETARY**
  - B. REPORT OF THE CITY ATTORNEY**
  - C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE HOUSING AND COMMUNITY DEVELOPMENT COMMISSION**
  - D. REPORT OF AD HOC COMMITTEES**
- 12. OTHER**
- 13. ADJOURNMENT**

**ADDITIONAL CITY INFORMATION**

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- Sign up to receive City Communications via e-mail ([www.cityofvallejo.net/subscribe](http://www.cityofvallejo.net/subscribe))
- Sign up for emergency alerts at: [alertsolano.com](http://alertsolano.com)

**AFFIDAVIT OF POSTING:** I Chari Francisco, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the City of Vallejo Housing and Community Development Commission, at the time and in the manner prescribed by law and that this agenda was posted at Vallejo City Hall, 555 Santa Clara Street, Vallejo, California at 3:40 pm, March 30, 2026.

Dated: March 30, 2026



Chari Francisco, Secretary