

**CALL AND NOTICE OF
SPECIAL MEETING
AT 6:45 PM
OF THE
VALLEJO HOUSING AUTHORITY
VIA TELECONFERENCE**

VIEW THE MEETING:

There are three different ways you can view this public meeting:

- Watch Vallejo local channel 28
- Stream from the City website: www.cityofvallejo.net/Streaming
- Join the Zoom webinar: <https://ZoomRegular.Cityofvallejo.net>

CHAIR

Bob Sampayan

MEMBERS:

Hermie R. Sunga, Vice Chair
Hakeem Brown
Pippin Dew
Robert H. McConnell
Katy Miessner
Rozzana Verder-Aliga
Margie Verdan

NOVEMBER 17, 2020

TO THE MEMBERS OF THE VALLEJO HOUSING AUTHORITY:

You are hereby notified that I do call the Vallejo Housing Authority in special session to consider only the matters stated on the agenda listed below.

NOTICE: Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N-29-30, the City of Vallejo has opted to hold Housing Authority meetings via teleconference. Any interested members of the public desiring to communicate with the City Council concerning any item listed on the agenda before or during consideration of that item must do so by either clicking on the hyperlinks contained in the meeting agenda or type the link into an internet browser. You will be taken to the internet platform where the meeting is held. There will be no public access to City Hall for any Housing Authority meetings until further notice.

1. CALL TO ORDER

2. ROLL CALL

¹ Due to the Coronavirus emergency, all Special Housing Authority meetings will be held via teleconference. Members of the public may provide public comments during the City Council meeting via ZOOM:

<https://ZoomRegular.Cityofvallejo.net>

Option to join by phone:

Dial (669) 900-6833

Enter Meeting ID: 914 0075 0676#

Press *9 to digitally raise your hand from the phone

For additional instructions on how to speak during public comment, please visit,

www.cityofvallejo.net/publiccomment

3. **CONSENT CALENDAR AND APPROVAL OF AGENDA**

A. **APPROVAL OF MINUTES**

Recommendation: Approve minutes for the regular meeting of September 22, 2020

Contact: Dawn G. Abrahamson, Secretary (707) 648-4528

Dawn.Abrahamson@cityofvallejo.net

4. **ACTION CALENDAR**

*NOTICE: Members of the public wishing to address the Vallejo Housing Authority on Action Calendar Items may do so via ZOOM (<https://ZoomRegular.Cityofvallejo.net>), or via phone, by dialing (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to digitally raise your hand from the phone.*

For additional instructions on how to speak during public comment, please visit, www.cityofvallejo.net/publiccomment. Each speaker is limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.

A. **FIRST AMENDMENT TO THE AMENDED AND RESTATED LOW AND MODERATE INCOME HOUSING ASSET FUND LOAN AGREEMENT**

Recommendation: Authorize the Vallejo Housing Authority Executive Director to execute the first amendment to the Amended and Restated Low and Moderate Income Housing Asset Fund (LMIHAF) Loan Agreement by and between the Housing Successor Agency of the City of Vallejo and Vallejo Permanent Supportive Housing (PSH), LP for the planning, development, and construction of permanent supportive housing at 2118 Sacramento Street, and 2134-36 Sacramento Street.

Contact: Judy Shepard-Hall, Housing & Community Development Program Manager (707) 648-4408

judy.shepard-hall@cityofvallejo.net

5. **ADJOURNMENT**

Dated: Thursday, November 12, 2020

A handwritten signature in blue ink that reads "Dawn G. Abrahamson" followed by a stylized flourish.

Bob Sampayan, Chair

I, Dawn Abrahamson, Secretary, 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 Vallejo Housing Authority, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 p.m., Thursday, November 12, 2020.

Dated: Thursday, November 12, 2020

A handwritten signature in blue ink, reading "Dawn G. Abrahamson". The signature is written in a cursive, flowing style with a large initial "D" and a prominent "A".

Dawn G. Abrahamson, City Clerk

**VALLEJO HOUSING AUTHORITY
REGULAR MEETING MINUTES
VIA TELECONFERENCE**

SEPTEMBER 22, 2020

1. CALL TO ORDER

The meeting was called to order at 7:32 p.m.

2. ROLL CALL

Present: Chair Sampayan, Vice Chair Sunga, Boardmembers Brown, Dew, McConnell, Miessner, and Verder-Aliga

Absent: None

Staff present: Executive Director Nyhoff, Interim City Attorney Risner and Secretary Abrahamson

3. CONSENT CALENDAR AND APPROVAL OF AGENDA

Action: Moved by Vice Chair Sunga and carried unanimously, unless otherwise noted, approval of the Agenda and the Consent Calendar.

A. APPROVAL OF MINUTES

Recommendation: Approve minutes for the regular meeting of June 23, 2020

Contact: Dawn G. Abrahamson, Secretary (707) 648-4528

Dawn.Abrahamson@cityofvallejo.net

Action: Approved minutes.

4. ACTION CALENDAR

A. FISCAL YEAR 2020-21 BUDGET AMENDMENT TO INCLUDE THE SECOND AWARD ALLOCATION OF THE CARES ACT ADMINISTRATIVE FEE FUNDING

Recommendation: Adopt a Resolution amending the Vallejo Housing Authority (VHA) Fiscal Year (FY) 2020-21 Budget.

Contact: Judy Shepard-Hall, Housing and Community Development Program Manager

(707) 648-4408

Judy.Shepard-Hall@cityofvallejo.net

Housing & Community Development Manager Shepard-Hall provided an overview of the staff report and outlined the recommendation.

Staff responded to questions from Boardmembers. Boardmembers provided comment.

Action: Moved by Vice Chair Sunga and carried unanimously to adopt Resolution No. 20-005.

5. ADJOURNMENT

The meeting adjourned at 7:44 p.m.

BOB SAMPAYAN, MAYOR

ATTEST:

DAWN G. ABRAHAMSON
CITY CLERK



DATE: November 17, 2020
TO: Chair and Members of the Vallejo Housing Authority Board
FROM: Judy Shepard-Hall, Housing & Community Development Program Manager
SUBJECT: **FIRST AMENDMENT TO THE AMENDED AND RESTATED LOW AND MODERATE INCOME HOUSING ASSET FUND LOAN AGREEMENT**

RECOMMENDATION

Authorize the Vallejo Housing Authority Executive Director to execute the first amendment to to the Amended and Restated Low and Moderate Income Housing Asset Fund (LMIHAF) Loan Agreement by and between the Housing Successor Agency of the City of Vallejo and Vallejo Permanent Supportive Housing (PSH), LP for the planning, development, and construction of permanent supportive housing at 2118 Sacramento Street, and 2134-36 Sacramento Street.

REASONS FOR RECOMMENDATION

The City selected Eden Housing L.P. (Eden Housing) as developer and the Vallejo Housing Authority Board approved the LMIHAF Loan with Eden Housing in June 2018 to support the permanent supportive housing project.

The LMIHAF Loan must be amended so that it is transferred to Eden Housing's successor in interest, Vallejo PSH, as developer.

BACKGROUND AND DISCUSSION

Vallejo Permanent Supportive Housing (PSH), LP will construct 75 new units of permanent supportive housing for individuals and couples who are homeless or at imminent risk of becoming homeless. The project will feature intensive case management and wraparound services to improve housing retention, reduce emergency room visits, and ensure the long-term health and stability of our residents. The project is anticipated to be financed through a mix of 4% tax credits, tax exempt bonds, No Place Like Home funding, Multifamily Housing Program – Supportive Housing funding, City funds (LMIHAF, and HOME Investment Partnerships Program), Project-Based Vouchers, and the Community Action Partnership of Solano Joint Powers Authority Partnership healthcare grant.

Resident services will be guaranteed for a minimum period of 20 years through a Capitalized Service Reserve and No Place Like Home Program Capitalized Operating Subsidy Reserve.

Between March 2019 and September 2019, City staff worked with the developer and the City Attorney's Office to amend the approved Disposition and Development Agreement (DDA).

The LMIHAF Loan and all other associated funding is necessary for Vallejo PSH to implement the DDA and the associated project. The amendments to the LMIHAF Loan includes a change to the borrower's use of

**Subject: FIRST AMENDMENT TO THE AMENDED AND RESTATED LOW AND MODERATE INCOME
HOUSING ASSET FUND LOAN AGREEMENT**

funds. These modifications are being made to align with the deposit requirements set forth in the Factory OS procurement contract.

FISCAL IMPACT

The Housing Successor Agency of the City of Vallejo is considered the lender, with the borrower being Vallejo PSH. There is no fiscal impact to the City's General Fund associated with the LMIHAF Loan. The Housing Authority has already awarded the \$1,600,000 through the LMIHAF Loan.

ENVIRONMENTAL REVIEW

An environmental review pursuant to the requirements of the National Environmental Policy Act (NEPA) will be completed by staff prior to the start of construction. Additionally, this action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378.

The project entitlements associated with the DDA shall be processed and adopted under Senate Bill (SB35) that allows streamline approvals through CEQA. It allows the administrative approval of affordable housing projects when the project does not impact wetlands and meets all local agency regulatory requirements. City staff has deemed the application complete under SB 35 and will finalize entitlements after the DDA approval.

ATTACHMENTS

1.	Sac Street LMIHAF Amendment (S0616129xE1EAB) CAO Stamp
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CONTACT

Judy Shepard-Hall, Housing & Community Development Program Manager (707) 648-4408
judy.shepard-hall@cityofvallejo.net

Approved as to form:

By: 

Randy J. Risner
Interim City Attorney

**FIRST AMENDMENT TO AMENDED AND RESTATED LOAN AND LOW-
AND-MODERATE INCOME HOUSING ASSET FUND (LMIHAF)
AGREEMENT**

This First Amendment to Amended and Restated Loan Agreement (the “Amendment”) is made and entered into as of November __, 2020, by and between Vallejo PSH, L.P., a California limited partnership (“Borrower”) and the City of Vallejo, a municipal corporation (the “City”).

RECITALS

A. The City and Borrower entered into that certain Disposition and Development Agreement dated December 18, 2019 (the “DDA”), pursuant to which the City agreed to convey, subject to the terms and conditions set forth therein, the property located at 2118 and 2134-2136 Sacramento Street, Vallejo (the “Property”) to Borrower, upon which Borrower intends to construct approximately 75 units of affordable and/or Permanent Supportive Housing (PSH) and one manager unit, interior amenities for residents that are not less than 40,000 square feet of floor area, and an additional minimum 6,000 square feet of floor area that will be used for resident-serving and/or community services (the “Project”).

B. In connection with the DDA, the City also agreed to loan Borrower \$1,600,000 in Low- and Moderate-Income Housing Asset Funds (the “LMIHAF Loan”) to fund costs associated with the Project. In connection with the LMIHAF Loan, Borrower and City entered into that certain Amended and Restated Loan Agreement dated December 18, 2019 (the “Agreement”). Capitalized terms not defined herein shall have meaning given to them in the Agreement.

C. Borrower now intends to pursue modular construction for the Project, and desires to use LMIHAF Loan funds for the initial modular deposits necessary to commence modular unit production. Accordingly, the parties desire to amend the Agreement as described below.

NOW, THEREFORE, the City and Borrower mutually agree to amend the Agreement as follows:

AGREEMENT

1. Section 203 shall be amended by adding the following at the end:

“Notwithstanding the foregoing, Borrower may use up to \$400,000 of LMIHAF funds to pay the 5% “Assembly Deposit” for the modular construction units, prior to satisfaction of conditions (a) through (f) set forth in this section 203. In addition, Borrower may use the remaining \$200,000 of LMIHAF funds to pay a portion of the 25% “Materials Deposit” for the modular construction units, prior to satisfaction of any of the conditions set forth in this section 203, provided that Borrower satisfy the following conditions precedent: (i) delivery of a cost breakdown for the Factory OS modular contract, which must be approved by the City; (ii) delivery of a draft guaranteed maximum price construction contract; (iii) delivery of the Factory OS modular contract, which must be approved by the City; and (iv) delivery of satisfactory evidence that Borrower has secured all commitments and/or awards for the Project Financing.

2. Section 204 shall be amended by adding the following at the end of subsection (c):

“Notwithstanding the foregoing, this condition shall not apply to the LMIHAF funds used to pay both the 5% Assembly Deposit and the 25% Materials Deposit.”

3. In the event of a conflict between this Amendment and the Agreement, the terms and provisions of this Amendment shall control.

4. In all other respects, the Agreement shall remain unchanged and shall remain in full force and effect.

[Signatures on following page.]

IN WITNESS WHEREOF, the City and Borrower have executed this Amendment as of the date written on the first paragraph of this Amendment.

BORROWER:

Vallejo PSH, L.P.,
a California limited partnership

By: Vallejo PSH LLC,
a California limited liability company,
its general partner

By: Eden Development, Inc.,
a California nonprofit public benefit corporation,
its sole member/manager

By: _____
Andre H. Madeira, Senior
Vice President of Real Estate Development

CITY:

CITY OF VALLEJO,
a municipal corporation

By: _____
Greg Nyhoff
City Manager

DATE: _____

ATTEST: _____

By: _____
Dawn Abrahamson
City Clerk

APPROVED AS TO CONTENT:

Judy Shepard-Hall
Housing and Community Development Program Manager

APPROVED AS TO FORM:

Veronica Nebb
City Attorney