

**VALLEJO CITY COUNCIL
REGULAR MEETING – 7:00 PM
VIA TELECONFERENCE**

MARCH 23, 2021

PUBLIC COMMENT: Members of the Public may provide public comments during the City Council Meeting via ZOOM (<https://ZoomRegular.Cityofvallejo.net>), or via phone, by dialing (669) 900-6833.

For additional instructions on how to speak during public comment, please visit, www.cityofvallejo.net/publiccomment

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>

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. REPORT OUT OF CLOSED SESSION**
- 5. PRESENTATIONS AND COMMENDATIONS**

Due to the Coronavirus emergency, all City Council 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

6. FIRST COMMUNITY FORUM

*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 City Council meetings via teleconference. Any interested members of the public desiring to communicate with the City Council as part of the First Community Forum may do so 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. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300.

7. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

*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 City Council meetings via teleconference. Any interested members of the public desiring to communicate with the City Council as part of the Public Comment Regarding Consent 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 diigitally 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 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 Council. 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 MINUTES

Recommendation: Approve minutes for the special meetings of March 2, 11 and 16, 2021 and the special and regular meetings of March 9, 2021

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

Dawn.Abrahamson@cityofvallejo.net

B. CONSIDERATION OF HUD-REQUIRED CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FOR FISCAL YEAR 2019-20 DEALING WITH AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT NEEDS WITHIN THE CITY OF VALLEJO

Recommendation: Approve the Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year (FY) 2019-20 submission to the U.S. Department of Housing and Urban Development (HUD).

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

judy.shepard-hall@cityofvallejo.net

C. COUNCIL ACCEPTANCE AND SUBMITTAL TO THE STATE OF THE CITY OF VALLEJO 2020 ANNUAL PROGRESS REPORT ON THE GENERAL PLAN

Recommendation: Adopt a Resolution accepting the City of Vallejo 2020 Annual Progress Report on the General Plan (APR) and directing staff to submit the APR to the California Department of Housing and Community Development (HCD) and the California Office of Planning and Research (OPR).

Contact: Christina Ratcliffe, Interim Planning & Development Services Director, (707) 648-4382

christina.ratcliffe@cityofvallejo.net

D. ADOPT RESOLUTION APPROVING PROJECT PLANS AND SPECIFICATIONS, AWARDED CONTRACT TO DREAM RIDE ENGINEERING, INC FOR THE JFK LIBRARY ELEVATOR MODERNIZATION PROJECT IN THE AMOUNT OF \$244,381.81 AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME

Recommendation: Adopt a Resolution approving the project plans and specifications for the JFK Library Elevator Modernization project, and authorizing the City Manager to execute a construction contract in the amount of \$244,381.81 with Dream Ride Engineering, Inc. dba Dream Ride Elevator, of Benicia, California, in accordance with the approved plans and specifications.

Contact: Terrance Davis, Public Works Director (707) 648-4301

Terrance.Davis@cityofvallejo.net

Melissa Tigbao, Asst. Public Works Director / City Engineer (707) 648-4085

Melissa.Tigbao@cityofvallejo.net

E. ADOPT RESOLUTION APPROVING A CONTRACT WITH TEAM GHILOTTI INC. IN AN AMOUNT NOT TO EXCEED \$500,000, FOR ON-CALL CIVIL ENGINEERING CONSTRUCTION SERVICES FOR MAINTENANCE OF WATER INFRASTRUCTURE CRITICAL TO PUBLIC HEALTH AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME

Recommendation: Adopt a Resolution approving the contract for the On-Call Civil Engineering Work Service Contract and authorize the City Manager to execute the Contract in an annual not-to-exceed amount of \$500,000 to Team Ghilotti Inc, of Petaluma, California..

Contact: Mike Malone, Water Director (707) 648-4307

mike.malone@cityofvallejo.net

F. ADOPT RESOLUTION AUTHORIZING PREPARATION OF ENGINEER'S REPORT 2021-2022 FOR THE BORDONI RANCH, CARRIAGE OAKS, GARTHE RANCH, GLEN COVE III, GLEN CODE III 2015, HUNTER RANCH III, MARINE WORLD, FAIRGROUNDS, MARIN VIEW, SANDPIPER POINT, SAUTHO VALLEJO BUSINESS PARK AND TOWN AND COUNTRY II-IV LANDSCAPE MAINTENANCE DISTRICTS

Recommendation: Adopt a Resolution authorizing the City Manager to appoint SCI Consulting Group as the Engineer of Record to prepare the Engineer's Reports for the Landscape Maintenance Districts created under the Landscape and Lighting Act of 1972.

Contact: Terrance Davis, Public Works Director, (707) 648-4301

Terrance.Davis@cityofvallejo.net

Melissa Tigbao, Assistant Public Works Director/City Engineer (707) 648-4085

Melissa.Tigbao@cityofvallejo.net

G. ADOPTION OF RESOLUTION AUTHORIZING THE PREPARATION OF ENGINEER'S REPORT FOR FISCAL YEAR 2021/2022 FOR THE NORTHEAST QUADRANT LANDSCAPE MAINTENANCE DISTRICT

Recommendation: Adopt a Resolution authorizing the City Manager to appoint SCI Consulting Group as Engineer of Record to prepare the Engineer's Reports for the Northeast Quadrant Landscape Maintenance District created under the Landscape and Lighting Act of 1972.

Contact: Terrance Davis, Public Works Director, (707) 648-4301

Terrance.Davis@cityofvallejo.net

Melissa Tigbao, Assistant Public Works Director/City Engineer (707) 648-4085

Melissa.Tigbao@cityofvallejo.net

H. **ADOPTION OF RESOLUTION AUTHORIZING THE PREPARATION OF ENGINEER'S REPORT FOR FISCAL YEAR 2021/2022 FOR THE HIDDENBROOKE MAINTENANCE DISTRICT**

Recommendation: Adopt a Resolution authorizing the City Manager to appoint the SCI Consulting Group as the Engineer of Record to prepare the Engineer's Report for the Hiddenbrooke Maintenance District (HMD) created under the Landscape and Lighting Act of 1972.

Contact: Terrance Davis, Public Works Director, (707) 648-4301

Terrance.Davis@cityofvallejo.net

Melissa Tigbao, Assistant Public Works Director/City Engineer (707) 648-4085

Melissa.Tigbao@cityofvallejo.net

I. **ADOPT A RESOLUTION AMENDING THE FY 2020-21 CAPITAL GRANTS AND CONTRIBUTION FUND #221 BUDGET TO RECOGNIZE THE 2020 LEAP GRANT AND APPROPRIATE FUNDS IN THE AMOUNT OF \$500,000.**

Recommendation: Adopt a Resolution to amend the FY 2020-21 Capital Grants and Contribution Fund #221 Budget to recognize the 2020 LEAP grant and appropriate funds in the amount of \$500,000.

Contact: Gillian Hayes, Interim Deputy City Manager, (707) 648-4163

gillian.hayes@cityofvallejo.net

9. **ACTION CALENDAR**

*NOTICE: Members of the public wishing to address the Council 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. **CONSIDER A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO MAKING APPOINTMENTS TO THE BEAUTIFICATION AND PLANNING COMMISSIONS**

Recommendation:

1. Adopt a Resolution making the following appointments:

1. 1 appointment to the Beautification Commission for a term to expire 6/30/22

2. 1 appointment to the Planning Commission for a term to expire 6/30/22

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

Dawn.Abrahamson@cityofvallejo.net

B. WATER DEPARTMENT UPDATE

Recommendation: Present a brief overview to City Council on the Water Department's status of operations, accomplishments in meeting goals, and plans for the year ahead. No action is required.

Contact: Michael Malone, Water Director (707) 648-4308
mike.malone@cityofvallejo.net

C. APPROVE RESOLUTION ESTABLISHING THE CITY COUNCIL AD HOC WATER RATE COMMITTEE FOR THE LAKES WATER SYSTEM RATE PLANNING PROCESS AND APPOINT 3 MEMBERS OF THE CITY COUNCIL TO SAME

Recommendation: Adopt a Resolution establishing a City Council Ad Hoc Water Rate Committee for the Lakes Water System (LWS) Rates Planning Process

Contact: Michael Malone, Water Director (707) 648-4308
mike.malone@cityofvallejo.net

D. HOUSING DIVISION UPDATE

Recommendation: Present a brief overview to City Council on the Housing Division's status of operations, accomplishments in meeting goals, and plans for the year ahead. No action is required.

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

E. INTRODUCTION OF AN ORDINANCE FOR MANDATORY COMMERCIAL AND ORGANICS RECYCLING

Recommendation: Introduce and Waive First Reading of an Ordinance Amending Chapters 7.40, 7.44, 7.48, 7.52, and 7.53 of the Vallejo Municipal Code and Adopting Regulations for the Collection, Disposal, and Processing of Solid Waste, Organic Waste, and Recyclable Materials.

Contact: Terrance Davis, Public Works Director (707) 648-4301
Terrance.Davis@cityofvallejo.net
Derek Crutchfield, Recycling Coordinator (707) 648-5346
Derek.Crutchfield@cityofvallejo.net

F. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO ESTABLISHING A THREE-MEMBER AD-HOC SUB-COMMITTEE ON CONDUCTING A CITYWIDE EQUITY STUDY

Recommendation: Adopt the resolution forming a three-member Council ad-hoc subcommittee tasked with exploring options for funding and conducting a citywide equity study.

Contact: Anne Cardwell, Assistant City Manager (707) 648-4579
anne.cardwell@cityofvallejo.net

G. REQUEST FROM THE MAYOR TO ADD AN AGENDA ITEM AT A SUBSEQUENT MEETING REGARDING FORMING A POLICE TECHNOLOGY COMMITTEE

Recommendation: Consider Mayor McConnell's request that the Council add to a future agenda the formation of an advisory ad hoc police technology citizens committee with a suggested composition of 1 Vallejo resident from each of the 6 council district areas, 2 police department designees, and 2 volunteer police technology expert advisors not limited to being from within the City of Vallejo city limits. The charge of the committee would be to study and discuss the available and developing police technology, use thereof, the cost effectiveness of present, developing, and anticipated police technology, and provide recommendations to the Council on purchase of police technology devices and policy and procedure relating to use.

Contact: Mayor McConnell
Robert.McConnell@cityofvallejo.net

H. REQUEST FROM COUNCILMEMBER BROWN TO ADD AN AGENDA ITEM AT A SUBSEQUENT MEETING REGARDING FUNDING OF THE ADVANCED PEACE PROJECT

Recommendation: Consider Councilmember Brown's request and direct staff to prepare and present relevant materials at a subsequent meeting

Contact: Councilmember Brown
Hakeem.Brown@cityofvallejo.net

10. INFORMATION CALENDAR

11. CITY MANAGER'S REPORT

12. CITY ATTORNEY'S REPORT

13. COMMUNITY FORUM

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14. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CITY COUNCIL

15. ADJOURNMENT

ADDITIONAL CITY INFORMATION

Members of the public can:

Like us on Facebook (www.facebook.com/cityofvallejo)

Sign up to receive City Communications via e-mail (www.cityofvallejo.net/living/connect)

Sign up to receive City updates and get connected with your neighbors on Nextdoor (www.nextdoor.com)



Dated: Thursday, March 18, 2021

Robert H. McConnell, Mayor

I, Dawn Abrahamson, City Clerk 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 City Council, 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, March 18, 2021.



Dated: Thursday, March 18, 2021

Dawn G. Abrahamson, City Clerk

**VALLEJO CITY COUNCIL
SPECIAL MEETING MINUTES
VIA TELECONFERENCE**

MARCH 2, 2021

1. CALL TO ORDER

The meeting was called to order at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Mayor McConnell, Vice Mayor Verder-Aliga (arrived at 6:03 p.m.), Councilmembers Arriola, Brown (arrived at 6:15 p.m.), Dew (arrived at 6:03 p.m.), Diaz, and Miessner

Staff present: City Manager Nyhoff, City Attorney Nebb and Assistant City Attorney Cardwell

4. PUBLIC COMMENT REGARDING STUDY SESSION PRESENTATION

Speakers: Melissa Swift and Ann Carr

5. STUDY SESSION

DEPARTMENT PRESENTATIONS

Update from Police, Fire, Planning & Development Services, Economic Development, Public Works, and Information Technology Departments on Accomplishments, Projects and Challenges

Recommendation: There is no staff report for this item. Informational only. No action required.

Police Chief Williams provided an overview of the Department's accomplishments and projects and discussed challenges.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Fire Chief Arbuthnott provided an overview of the Department's accomplishments and projects and discussed challenges.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Interim Deputy Manager Hayes and Interim Planning & Development Services Director Ratcliffe provided an overview of the Department's accomplishments and projects and discussed challenges.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Interim Deputy Manager Hayes and Economic Development Manager Kelley provided an overview of the Department's accomplishments and projects and discussed challenges.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Public Works Director Davis provided an overview of the Department's accomplishments and projects and discussed challenges.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Chief Innovation Officer Ashraf provided an overview of the Department's accomplishments and projects and discussed challenges.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

6. ACTION CALENDAR

A. CONSIDERATION OF FACILITATOR PROPOSAL FOR CITY COUNCIL GOAL SETTING SESSION AND PROVIDE DIRECTION TO STAFF

Recommendation: Receive and review a proposal from Urban Strategies for the City Council Goal Setting Session and provide direction to staff.

Contact: Anne Cardwell, Assistant City Manager (707) 648-4579

anne.cardwell@cityofvallejo.net

Assistant City Manager Cardwell provided an overview of the staff report and discussed the recommendation.

Speakers: David Harris from Urban Strategies responded to questions regarding his proposal.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Action: Moved by Vice Mayor Verder-Aliga and carried unanimously to proceed with the Urban Strategies proposal.

7. ADJOURNMENT

The meeting adjourned at 9:43 p.m.

ROBERT H. MCCONNELL, MAYOR

ATTEST:

DAWN G. ABRAHAMSON
CITY CLERK

**VALLEJO CITY COUNCIL
SPECIAL MEETING MINUTES
VIA TELECONFERENCE**

MARCH 9, 2021

1. CALL TO ORDER

The meeting was called to order at 5:00 p.m.

2. ROLL CALL

Present: Mayor McConnell, Vice Mayor Verder-Aliga, Councilmembers Arriola, Brown, Dew (arrived at 5:08 p.m.), Diaz, and Miessner

Absent: None

Staff present: City Manager Nyhoff, City Attorney Nebb, City Clerk Abrahamson, Assistant City Manager Cardwell, Chief Assistant City Attorney Risner, Assistant City Attorney Knight, Police Chief Williams, and Charles Sakai (Sloan Sakai Yeung and Wong).

The Council convened into Closed Session via separate teleconference at 5:09 p.m.

3. CLOSED SESSION

- A. Conference with Legal Counsel - Existing Litigation: CuvIELlo v. City of Vallejo, et al., United States District Court, Eastern District of California, Case No. 2:16-cv-01604-JAM-EFB Pursuant to California Government Code Section 54956.9 (a)
- B. Conference with Legal Counsel – Existing Litigation: Vallejo Police Officers' Association v. City of Vallejo, Solano County Superior Court Case No. FSC0555533, Pursuant to California Government Code Section 54956.9(a).

4. ADJOURNMENT

The meeting adjourned at 5:55 p.m.

ROBERT H. MCCONNELL, MAYOR

ATTEST:

DAWN G. ABRAHAMSON
CITY CLERK

**VALLEJO CITY COUNCIL
REGULAR MEETING MINUTES
VIA TELECONFERENCE**

MARCH 9, 2021

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Mayor McConnell, Vice Mayor Verder-Aliga, Councilmembers Arriola, Brown (arrived at 7:05 p.m.), Dew, Diaz, and Miessner

Absent: None

Staff present: City Manager Nyhoff, City Attorney Nebb and City Clerk Abrahamson

4. REPORT OUT OF CLOSED SESSION

City Attorney Nebb reported that Council provided direction to staff on Items A and B listed on the 5 p.m. Closed Session agenda.

5. PRESENTATIONS AND COMMENDATIONS – None.

6. FIRST COMMUNITY FORUM

Speakers: Melissa Swift, Anne Carr, Ruscal Cayangyang, Ally, and Nane Schlotthauer.

7. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS – public comments were heard after staff presentation on Action Calendar Item 9A.

Speakers: Melissa Swift.

8. CONSENT CALENDAR AND APPROVAL OF AGENDA

Action: (1) Moved by Mayor McConnell and failed to approve the Agenda as reordered removing Item 8E from the Consent Calendar making it Item 8.1 followed by Action Calendar Items 8B, 8A, 8C, and 8D, and the Consent Calendar (Ayes - McConnell, Arriola and Diaz; Noes – Verder-Aliga, Brown, Dew, and Miessner)

(2) Moved by Vice Mayor Verder-Aliga and carried unanimously to approve the Agenda and the Consent Calendar with the removal of Item 8E from the Consent Calendar making it Item 8.1.

A. **APPROVAL OF MINUTES**

Recommendation: Approve minutes for the special and regular meetings of February 23, 2021

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

Dawn.Abrahamson@cityofvallejo.net

Action: Approved minutes.

B. **PAYMENT OF CLAIMS: JANUARY 2021**

Recommendation: Ratify the payment of claims for the period January 1, 2021 through January 31, 2021.

Contact: Rekha Nayar, Finance Director (707) 648-4592

Rekha.Nayar@cityofvallejo.net

Action: Ratified payment of claims for period of January 1-31, 2021.

C. **APPROVE EQUIPMENT PURCHASE AGREEMENT - SELF-CONTAINED BREATHING APPARATUS (SCBA) IN AN AMOUNT NOT TO EXCEED \$630,000 AND AUTHORIZE THE CITY MANAGER TO EXECUTE SAME**

Recommendation: Authorize the City Manager to execute the attached Equipment Purchase Agreement with Bauer Compressors, Inc., in the amount not to exceed of \$630,000 for purchase of self-contained breathing apparatus (SCBA).

Contact: Daryl Arbuthnott, Fire Chief (707) 648-4526

Daryl.Arbuthnott@cityofvallejo.net

Action: Authorized the City Manager to execute the attached Equipment Purchase Agreement with Bauer Compressors, Inc., in the amount not to exceed of \$630,000 for purchase of self-contained breathing apparatus (SCBA).

D. **APPROVE MASTER CONSULTING AGREEMENT WITH THE MANAGEMENT STRATEGIES GROUP, A DIVISION OF SLOAN SAKAI YEUNG AND WONG, FOR PROFESSIONAL SERVICES IN AN AMOUNT NOT TO EXCEED \$750,000 AND AUTHORIZE THE CITY MANAGER TO EXECUTE SAME**

Recommendation: Authorize the City Manager to execute Master Consulting Service Agreement for a three-year term with the Management Strategies Group, a division of Sloan Sakai Yeung and Wong, in a total not to exceed \$750,000.

Contact: Anne Cardwell, Assistant City Manager

anne.cardwell@cityofvallejo.net

Action: Authorized the City Manager to execute Master Consulting Service Agreement for a three-year term with the Management Strategies Group, a

division of Sloan Sakai Yeung and Wong, in a total not to exceed \$750,000.

E. ADOPT RESOLUTIONS TO AMEND FISCAL YEAR 2020-21 MID-YEAR BUDGET, THE SALARY PLAN AND AUTHORIZE PURCHASE OF TWO BUDGETED REPLACEMENT VEHICLES

Recommendation:

Adopt three Resolutions as follows:

1. Resolution (Attachment A) to amend the City's Fiscal Year 2020-21 Adopted Budget (Exhibit 1).
2. Resolution (Attachment B) to amend the City's Salary Plan (Exhibit 2)
3. Resolution (Attachment C) authorizing the City Manager to Purchase Two Additional Vehicles Scheduled and Funded for Replacement in FY 2020-21.

Contact: Rekha Nayar, Finance Director (707) 648-4592

Rekha.Nayar@CityofVallejo.net

Action: item was removed from the Consent Calendar at the request of the Mayor.

Staff responded to questions from Councilmembers.

Action: Moved by Mayor McConnell and carried unanimously to adopt Resolution Nos. 21-023, 21-024 and 21-025 N.C.

9. ACTION CALENDAR

A. PROGRESS REPORT ON POLICE/OIR IMPLEMENTATION PLAN

Recommendation: Receive and comment on this report and presentation covering: Progress and activities associated with implementing the OIR Independent Assessment Report recommendations--Implementation Plan (IP) and an update on crime trends.

Contact: Anne Cardwell, Assistant City Manager (707) 648-4579

anne.cardwell@cityofvallejo.net

Police Chief Williams provided an update on the OIR Implementation Plan, identified next steps on the Roadmap and provided an update on crime trends and a snapshot of the Vallejo Police Department.

Staff responded to questions from Councilmembers.

Speakers: Patricia Hobbs, Jameelah H., Aplus, Anne Carr, Ally, Melissa Swift, J Gillespie, Ken Suztu, Emily Parker, Brad Beltane, and Rachel McLean.

The meeting recessed at 9:47 p.m. and reconvened at 9:57 p.m.

Councilmembers provided comment.

B. UPDATE ON POLICE BUILDING AT 400 MARE ISLAND WAY

Recommendation: Receive an update on the police building at 400 Mare Island Way.

Contact: Anne Cardwell, Assistant City Manager
anne.cardwell@cityofvallejo.net

City Manager Nyhoff provided an overview of steps taken to date. Public Works Director Davis discussed the current police facility and outlined the project timeline. Real Property & Asset Manager Peters provided background information on alternative locations. Public Works Director Davis identified resources invested to date and anticipated costs. Police Chief Williams identified supporting effective public safety services, including OIR Group recommendations and alignment with the facility at 400 Mare Island Way. Bruce Playle (Indigo Architects) provided renderings of the retrofitted police building at 400 Mare Island Way.

Staff responded to questions from Councilmembers.

Speakers: Josette Lacey, Ally, Brad Beltane, Gretchen Zimmermann, Fred Flint, Anne Carr, Ruscal Cayangyang, Jimmy Genn, Melissa Swift, Shastin, Ken Szutu, Rachel Mclean, Phillip Balbuena, Caroline Miller, Patricia Wright, Aplus, and David.

Another question and answer period followed. Councilmembers directed the City Manager to present a financial plan for the building to Council as part of the Fiscal Year 2021-22 upcoming budget process.

C. DIRECTION TO STAFF REGARDING ALLOCATION OF FUNDING FOR FROM CITY COUNCIL BUDGET FOR CITY COUNCIL TECHNOLOGY AND OFFICE SUPPLY NEEDS

Recommendation: Discuss the allocation of funding from the City Council budget to cover office supply and technology needs of Council members and provide direction to staff.

Contact: Anne Cardwell, Assistant City Manager (707) 648-4579

anne.cardwell@cityofvallejo.net

Action: item was continued to the March 11, 2021 Special City Council meeting.

D. **REQUEST FROM COUNCILMEMBER DEW TO ADD AGENDA ITEM AT A SUBSEQUENT MEETING REGARDING DISCUSSION AND CONSIDERATION OF ADOPTING A POLICY PERTAINING TO SOCIAL MEDIA POSTINGS BY INDIVIDUALS THAT REPRESENT THE CITY OF VALLEJO**

Recommendation: Consider Councilmember Dew's request and direct staff to prepare and present relevant materials at a subsequent meeting.

Contact: Councilmember Dew

Pippin.Dew@cityofvallejo.net

Action: Item was continued to the March 11, 2021 Special City Council meeting.

10. **INFORMATION CALENDAR** – None.

11. **CITY MANAGER'S REPORT** – None.

12. **CITY ATTORNEY'S REPORT** – None.

13. **COMMUNITY FORUM**

Speakers: Fred Flint, David, and Aplus.

14. **REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CITY COUNCIL**

Councilmembers reported on community and constituent matters and events attended

15. **ADJOURNMENT**

The meeting adjourned at 1:21 a.m.

ROBERT H. MCCONNELL, MAYOR

ATTEST:

Regular City Council Meeting Minutes

March 9, 2021

Page | 5

DAWN G. ABRAHAMSON
CITY CLERK

**VALLEJO CITY COUNCIL
SPECIAL MEETING MINUTES
VIA TELECONFERENCE**

MARCH 11, 2021

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Mayor McConnell, Vice Mayor Verder-Aliga, Councilmembers Arriola, Brown, Dew, Diaz, and Miessner

Absent: None

Staff present: City Manager Nyhoff, City Attorney Nebb and City Clerk Abrahamson

4. ACTION CALENDAR

**A. DIRECTION TO STAFF REGARDING ALLOCATION OF FUNDING FOR
FROM CITY COUNCIL BUDGET FOR CITY COUNCIL TECHNOLOGY AND
OFFICE SUPPLY NEEDS**

Recommendation: Discuss the allocation of funding from the City Council budget to cover office supply and technology needs of Council members and provide direction to staff.

Contact: Anne Cardwell, Assistant City Manager (707) 648-4579

anne.cardwell@cityofvallejo.net

City Manager Nyhoff provided an overview of the staff report.

Staff responded to questions from Councilmembers.

Councilmembers provided comment.

Action: By Council consensus, staff was directed to provide each member of the Council one of the two following options:

1. \$1,000 stipend annually for all office supplies; or
2. City will provide a printer, paper, printer ink/cartridges, and an iPad or laptop. Hard copies of agenda packets, as requested, will be contracted with a local printing business.

B. REQUEST FROM COUNCILMEMBER DEW TO ADD AGENDA ITEM AT A SUBSEQUENT MEETING REGARDING DISCUSSION AND CONSIDERATION OF ADOPTING A POLICY PERTAINING TO SOCIAL MEDIA POSTINGS BY INDIVIDUALS THAT REPRESENT THE CITY OF VALLEJO

Recommendation: Consider Councilmember Dew's request and direct staff to prepare and present relevant materials at a subsequent meeting

Contact: Councilmember Dew

Pippin.Dew@cityofvallejo.net

Councilmember Dew discussed her request.

Staff and Councilmember Dew responded to questions from Councilmembers.

Councilmembers provided comment.

Action: By Council consensus, staff was directed to prepare and present relevant materials at a subsequent meeting to include addressing Brown Act violations on the use of private devices during a public forum.

5. INFORMATION CALENDAR

A. LITTER AND ILLEGAL DUMPING REDUCTION UPDATE

Recommendation: Receive an update on the City's litter and illegal dumping reduction efforts, including a presentation on impacts and a report on current and upcoming initiatives. No action is required.

Contact: Greg Nyhoff, City Manager (707) 648-5404

Greg.Nyhoff@cityofvallejo.net

Felicia Flores, Administrative Analyst II

Felicia.Flores@cityofvallejo.net

City Manager Nyhoff provided introductory comments.

Public Works Director Davis and Administrative Analyst II Flores discussed impacts, recent initiatives, recognized partners and stakeholders, provided an overview of current and continuing initiatives, including collection, education and outreach and mitigation, announced upcoming efforts, shared challenges and opportunities and outlined next steps.

Deputy City Attorney Phan provided an overview of the City's Neighborhood Law Program and illegal dumping enforcement efforts.

Staff responded to questions from Councilmembers.

Speakers: Anne Carr and Brian Sizemore.

Another question and answer period followed. Councilmembers provided comment.

6. ADJOURNMENT

The meeting adjourned at 8:34 p.m.

ROBERT H. MCCONNELL, MAYOR

ATTEST:

DAWN G. ABRAHAMSON
CITY CLERK

**VALLE
JO CITY COUNCIL
SPECIAL MEETING MINUTES
VIA TELECONFERENCE**

MARCH 16, 2021

1. CALL TO ORDER

The meeting was called to order at 5:05 p.m.

2. ROLL CALL

Present: Mayor McConnell, Vice Mayor Verder-Aliga, Councilmembers Arriola, Brown, Dew, Diaz, and Miessner

Absent: None

Staff present: City Clerk Abrahamson

3. ACTION CALENDAR.

A. CONDUCT INTERVIEWS FOR BEAUTIFICATION AND PLANNING COMMISSIONS

Recommendation: Conduct applicant interviews for appointment to the Beautification and the Planning Commissions. Appointment to fill the 1 vacancy to the Beautification and Planning Commissions will be made at the March 23, 2021 regular City Council meeting

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

Dawn.Abrahamson@cityofvallejo.net

City Council conducted interview for the following applicants:

Planning Commission: Matt Kennedy, Donald Douglas, Nathaniel Bandel, Monica Tipton, Juan Cisneros, and Chris Platzer.

Beautification Commission: Tehraleigh Martin, Anthony Stewart, LayVette Howard, and Avonelle Hanley-Mills.

4. ADJOURNMENT

The meeting adjourned at 8:28 p.m.

ROBERT H. MCCONNELL, MAYOR

ATTEST:

DAWN G. ABRAHAMSON
CITY CLERK



DATE: March 23, 2021
TO: Mayor and Members of the City Council
FROM: Judy Shepard-Hall, Housing & Community Development Program Manager
SUBJECT: **CONSIDERATION OF HUD-REQUIRED CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FOR FISCAL YEAR 2019-20 DEALING WITH AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT NEEDS WITHIN THE CITY OF VALLEJO**

RECOMMENDATION

Approve the Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year (FY) 2019-20 submission to the U.S. Department of Housing and Urban Development (HUD).

REASONS FOR RECOMMENDATION

The submission of the CAPER each year is one of the requirements in order for the City to continue to receive HUD funding for the Community Development Block Grant (CDBG), HOME Investment Partnerships, and other federal programs.

BACKGROUND AND DISCUSSION

Staff has prepared a draft CAPER for the fifth and final year of the City's Five-Year Consolidated Plan ("Consolidated Plan"). The Consolidated Plan is a five-year planning document required by HUD and is intended to help address affordable housing and community development needs in Vallejo. The Consolidated Plan includes the period beginning July 1, 2015 and ending June 30, 2020 and was approved on May 12, 2015. Amendments to the Consolidated Plan were approved on January 28, 2020. The Consolidated Plan is available on the City's website in the Housing and Community Development Document Library under the Housing and Community Development Division webpage.

The CAPER for FY 2019-20 describes the City's progress in achieving the objectives in the Consolidated Plan for the period beginning July 1, 2019 and ending June 30, 2020. The goals and objectives for the Five-Year Consolidated Plan were achieved. In particular, the City and its non-profit partners were successful in meeting many of their goals in program areas, emergency and supportive services to homeless persons and non-homeless persons with special needs, homebuyer assistance, rehabilitation of single-family homes, and initiatives in addressing homelessness on a regional basis.

On March 4, 2021, a public notice on the CAPER's availability for review and comment, and for the date of the public hearing, was published in the Vallejo Times Herald. The public hearing is scheduled at a special meeting of the Housing and Community Development Commission on March 17, 2021 to recommend approval of the CAPER by the Council. Written comments on the CAPER were accepted from the public through March 17, 2021.

**Subject: CONSIDERATION OF HUD-REQUIRED CONSOLIDATED ANNUAL PERFORMANCE AND
EVALUATION REPORT FOR FISCAL YEAR 2019-20 DEALING WITH AFFORDABLE
HOUSING AND COMMUNITY DEVELOPMENT NEEDS WITHIN THE CITY OF VALLEJO**
Page 2

FISCAL IMPACT

There is no fiscal impact on any Fund associated with this item.

By submitting the CAPER, the City complies with a HUD mandate, and maintains its eligibility for certain federal housing and community development funding.

ENVIRONMENTAL REVIEW

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.

ATTACHMENTS

1.	Draft CAPER for FY 2019-20
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CONTACT

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

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

During the 2019-20 Program Year (July 1, 2019 - June 30, 2020), the City was awarded \$1,005,279.00 in federal Community Development Block Grant (CDBG) Program funds, and \$576,379.00 in HOME Investment Partnerships Program funds. It invested over \$20 million in federal, state, and local funds in Consolidated Plan activities; of this amount, a large portion was federal funds. The City was successful in meeting annual and five-year goals, particularly in providing affordability to very low-income renters, and assistance to homeless persons and persons with special needs. Affordable housing accomplishments included: assisting over 1,700 Vallejo Housing Authority (VHA) clients; providing emergency and supportive services to homeless persons; and planning initiatives to address homelessness on a regional basis. Community development accomplishments included the delivery of social services to over 1,100 very low and low-income residents. During the reporting period, \$423,696.00 in CDBG Program funds were expended, and \$200,223.00 in HOME Program funds were expended.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
City of Vallejo	Homeless	CDBG: \$ / HOME: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	125	0	0.00%	125	0	0.00%
City of Vallejo	Homeless	CDBG: \$ / HOME: \$	Housing for Homeless added	Household Housing Unit	3	3	100.00%			

City of Vallejo/Homeless Providers	Homeless	CDBG: \$ / HOME: \$	Homeless Person Overnight Shelter	Persons Assisted	6000	5972	99.53%			
City of Vallejo/Homeless Providers	Homeless	CDBG: \$ / HOME: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		1200	604	50.33%
City-wide Curb Ramps	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1	1	100.00%			
Non-Homeless Special Needs Services	Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1250	1250	100.00%	250	250	100.00%
Non-Housing Community Development Program	Non-Housing Community Development	CDBG: \$ / CDBG-CV: \$618244	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4	4	100.00%			
Non-Housing Community Development Program	Non-Housing Community Development	CDBG: \$ / CDBG-CV: \$618244	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		180	0	0.00%
Rental Assistance for Persons with HIV/AIDS	Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Housing for People with HIV/AIDS added	Household Housing Unit	180	180	100.00%	36	36	100.00%

Social Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	17250	17655	102.35%	3450	1119	32.43%
Social Services	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

GOALS #1 through #4, and #6, were amended by the City Council in January, 2020.

Five Year GOAL #1: CITY OF VALLEJO, HOMELESS - a. The establishment of a Homeless Navigation Center, which will include 125 beds, will be completed during the next Consolidated Plan period; b. Assist in establishment of up to three units of permanent supportive housing for homeless families with children. Accomplished: In a previous reporting period, three housing units were completed.

Five Year GOAL #2: CITY OF VALLEJO/HOMELESS PROVIDERS, HOMELESS - Provide emergency support facilities/services, e. g., emergency food and shelter for homeless families and individuals, for 1,200 homeless persons annually, or 6,000 homeless persons in five years. Substantially Accomplished: As of 6-30-2020, 5,972 homeless persons were assisted, from 7-1-2015 through 6-30-2020.

Five Year GOAL #3: NON-HOUSING COMMUNITY DEVELOPMENT PROGRAM, NON-HOUSING COMMUNITY DEVELOPMENT - Complete four public infrastructure or public facility improvement projects in the lowest income target area neighborhoods, primarily through the designation of "Neighborhood Preservation Areas" (City Park Neighborhood in Central City, and South Vallejo). Average expenditure per year: \$300,000.00, or \$1.5 million in five years. Accomplished: In the five year reporting period, four projects were completed. Total expended, 7-1-2015 through 6-30-2020: \$1,954,144.00. (Note: The unit of measure used in the Consolidated Plan, Persons Assisted, as indicated in Table 2 above, is incorrect.)

Five Year GOAL #4: CITY-WIDE CURB RAMPS, NON-HOUSING COMMUNITY DEVELOPMENT - Complete one curb ramp installation project, City-

wide. Average expenditure per year: \$80,000.00, or \$400,000.00 in five years. Accomplished: In the five year reporting period, one project was completed. Total expended, 7-1-2015 through 6-30-2020: \$452,390.00. (Note: The unit of measure used in the Consolidated Plan, Persons Assisted, as indicated in Table 2 above, is incorrect.)

Five Year GOAL #5: NON-HOMELESS SPECIAL NEEDS SERVICES, NON-HOMELESS SPECIAL NEEDS - Provide emergency support facilities/services to 250 persons annually who are not homeless but have special needs, or 1,250 persons in five years. Accomplished: As of 6-30-2020, 1,250 persons were served, including survivors of domestic violence, persons in recovery from substance addiction, and severely mentally ill persons, using CDBG, and other public and private funds.

Five Year GOAL #6: SOCIAL SERVICES, NON-HOUSING COMMUNITY DEVELOPMENT - Assist 3,450 very low and low-income persons with social services annually, or 17,250 persons in five years. Exceeded: In the five year reporting period, 17,655 persons were served, using CDBG Program and other funds.

Five Year GOAL #7: RENTAL ASSISTANCE FOR PERSONS WITH HIV/AIDS, NON-HOMELESS SPECIAL NEEDS - Provide rental, mortgage, or utility assistance to 36 households each year to persons living with HIV/AIDS, or 180 persons in five years. Accomplished: In the five year reporting

period, 180 households were assisted by a non-profit organization. No CDBG Program or other City funds were invested to achieve this goal.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	492	7
Black or African American	486	9
Asian	98	0
American Indian or American Native	19	0
Native Hawaiian or Other Pacific Islander	0	0
Total	1,095	16
Hispanic	111	5
Not Hispanic	1,008	11

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City of Vallejo recorded a U. S. Census Bureau estimated population of 121,692 as of July 1, 2019, making it the largest city in Solano County. In total, 1,119 individuals were assisted during Fiscal Year (FY) 2019-20 by the City's various CDBG Program-funded social service agencies, including 24 persons who were multi-racial; fifteen families were assisted through the HOME Program-funded temporary Tenant-Based Rental Assistance (TBRA) Program; and one first time homebuyer received a HOME Program-funded mortgage assistance loan and closing cost grant. Of the individuals served, the majority were White, or Black or African American, followed by Hispanic, Asian, and American Indian or Alaskan Native. By comparison, the U. S. Census Bureau estimates for the City of Vallejo as of July 1, 2019 by race and Hispanic origin are as follows: (1) White alone, 35.3 percent; (2) Black or African American alone, 20.3 percent; (3) American Indian or Alaskan Native alone, 0.4 percent; (4) Asian alone, 23.8 percent; (5) Native Hawaiian or Other Pacific Islander alone, 1.1 percent; (6) Two or More Races, 7.0 percent; (7) Hispanic or Latino, 26.3 percent; and (8) White alone, not Hispanic or Latino, 24.1 percent.

The City of Vallejo identifies priority needs and offers services and programs to eligible persons, regardless of race or ethnicity.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,020,279	423,696
HOME	public - federal	776,379	200,223
Other	public - federal	618,244	

Table 3 - Resources Made Available

Narrative

The majority of the amount expended went towards social services, the TBRA Program, and program administration costs.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Central City	0	0	N/A
Country Club Crest	0	0	N/A
Eastern City	0	0	N/A
South Vallejo	0	0	N/A
Vallejo Heights	0	0	N/A

Table 4 – Identify the geographic distribution and location of investments

Narrative

During the 2019-20 Program Year, the City did not give preference to a particular CDBG Program target area neighborhood in the allocation of its CDBG Program or HOME Program funds. Instead, CDBG Program funds expended in 2019-20 were limited to direct benefit activities. Therefore, this section and the table above are not applicable for the reporting period.

No new units of permanent supportive housing were completed during 2019-20, although planning activities were underway. This objective will be further accomplished in the next five year planning period (2020-24), through the construction of 75 rental housing units for homeless persons.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Federal funds received from the U. S. Department of Housing and Urban Development (HUD) by the City are leveraged with additional federal, state, local, and private resources. For example, federal HOME Program matching requirements were satisfied through the use of local sales tax funds, (originally known as "Measure B"). Additionally, by receiving and expending, on average, up to \$20 million in federal funds from HUD to operate the Housing Choice Voucher (HCV) Program, the VHA is able to attract private investment through the voluntary participation of rental housing property owners in the HCV Program.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	745,562
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	745,562
4. Match liability for current Federal fiscal year	27,705
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	717,857

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
TBRA	06/30/2020	27,705	0	0	0	0	0	27,705

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
1,209,240	272,860	110,819	110,819	1,371,281

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	3	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	3	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	10	15
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	1
Total	10	16

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

No new units of permanent supportive housing for homeless persons were completed during 2019-20. However, this will be accomplished in the next five year planning period (2020-24), through the construction of 75 rental units for homeless persons. During the 2015-19 planning period, the Vallejo City Council authorized the City Manager to execute a Disposition and Development Agreement (DDA) with Eden Housing, Inc. dba Vallejo PSH, LP, the developer of the City-owned parcels located at 2118 and 2134-36 Sacramento Street intended for this project.

Discuss how these outcomes will impact future annual action plans.

As the 2015-19 Consolidated Plan ended on June 30, 2020, a new goal of establishing 75 rental units of permanent supportive housing for the homeless will be included in the City's 2020-24 Consolidated Plan, and corresponding Annual Action Plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	15
Low-income	0	1
Moderate-income	0	0
Total	0	16

Table 13 – Number of Households Served

Narrative Information

The HOME Program-funded temporary TBRA Program provided an average of up to twelve months of subsidies to fifteen households during the reporting period, as shown in the table above.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Tenants residing in a HOME Program-assisted rental housing unit who receive TBRA as relocation or lease-in-place assistance must agree to participate in a self-sufficiency program as a condition of receiving that assistance. Participants were able to access supportive resources and receive assessment and referral services to identify housing needs and create linkages to available services from such agencies as Caminar Solano, a non-profit partner of the City. Caminar uses the Coordinated Entry System to identify and facilitate the most appropriate response to each individual's immediate and long-term housing needs. During the reporting period, the TBRA Program was paused for a brief time to make reforms to this activity, such as reducing barriers to participation and extending the time period for assistance from twelve to 24 months. The program was relaunched in November 2019; however, due to the COVID-19 outbreak in 2020, significant staff time and resources was diverted to Project Roomkey to assist homeless persons with safe housing in hotel and motel rooms, as well as wraparound services.

The City allocated CDBG Program, HOME Program, and local sales tax funds in a prior reporting period for the development of rental units in Vallejo to provide permanent supportive housing to homeless persons, using a "Housing First" model. Specifically, in December 2017, the City acquired properties located at 2118 and 2134-36 Sacramento Street, using a total of \$1,125,000.00 in combined local, CDBG Program, and HOME Program funds. In 2018, after a Request for Qualifications (RFQ) process, the Housing Successor Agency to the former Vallejo Redevelopment Agency selected Eden Housing, Inc. as the preferred developer of the Sacramento Street site, and provided a loan to Eden Housing dba Vallejo PSH, LP to assist in completing this project. Two community meetings were conducted by Eden Housing in December, 2018 and April, 2019 to share information and receive public comments on the project. During the 2019-20 Program Year, the City and this developer negotiated the terms of a HOME Program Loan Agreement, and a DDA.

The Housing and Community Development (HCD) Program Manager sits on the Continuum of Care Board for Solano County (Housing First Solano), and on the Community Action Partnership (CAP) Solano JPA governing board, to support Vallejo's long-range plan to address homeless and safety net service needs, and works with these entities to develop programs and supportive services to maintain a seamless continuum of care for the homeless. City staff provided technical assistance and resources when necessary and appropriate to strengthen capacity and identify and secure resources, or assist agencies to access resources, to carry out the activities in the 2015-2019 Consolidated Plan. The City also participates in and contributes financially to the administration of the homeless Point In Time (PIT) Count for Vallejo when scheduled. The last PIT Count took place on January 23, 2019.

In the reporting period, the City's General Fund also paid for the services of a Homelessness and Supportive Services Coordinator.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter: (1) The Christian Help Center, an emergency homeless shelter in Vallejo, provided 85 beds and served 255 unduplicated persons; (2) Safequest Solano provided eighteen beds at a domestic violence shelter for women and their children; (3) Southern Solano Alcohol and Drug Council (SSADC)/BiBett provided (i) five detox beds and seven sober living beds at its main location, and (ii) eight residential treatment beds for women and their children.

Transitional housing: (1) The Reynaissance Family Center (RFC), a transitional housing facility for formerly homeless persons, provided 21 beds for families and disabled individuals; (2) Bay Area Community Services (BACS) operated an eight-bed housing facility for mentally ill persons, known as Rosewood Place; (3) the House of Acts provided an eight-bed sober living residency for men who are parolees and working; (4) the Global Center for Success leased and operated an eight-bed housing facility for formerly homeless men who are now employed; and (5) SSADC provided a five-bed sober living residency for women and their children.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

As mentioned in the previous section, BACS, the House of Acts, and SSADC provided transitional housing with supportive services and when appropriate, job training and employment.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

One of the City's initiatives was using HOME Program funds to provide TBRA, typically for up to twelve

months, for persons who are homeless or at imminent risk of homelessness, who are referred to the HCD Division by a homeless serving agency. Households who received TBRA were given preference for a Housing Choice Voucher once the household has exited the TBRA Program. During the program year, a total of fifteen households received TBRA.

The other housing programs and supportive services that were provided have been discussed in the previous two sections, including but not limited to RFC, and Global Center for Success.

Consistent with the 5 Year Regional Strategic Plan to respond to homelessness in Solano County as commissioned by the CAP Solano JPA, the Vallejo City Council authorized the allocation of FY 2019-20 CDBG Program and HOME Program funds towards efforts to prevent and respond to homelessness. One of the primary City Council-approved uses of CDBG Program funds was for the purchase and construction costs of a homeless navigation center at 5 Midway in Vallejo. The City is committed to continue to work to address the needs of the homeless population by: (1) establishing a homeless navigation center during the next five year planning period (2020-24) that will provide access to medical services, social services, and temporary shelter to individuals, veterans, and seniors. During the reporting period, the City identified a construction partner resource, HomeAid, that provided building industry expertise during the design and pre-construction phase to City staff to ensure that the eventual general contractor will deliver all outcomes that will be outlined in the scope of the construction contract. In addition, in November 2019, \$6.2 million in operating funds was committed to the homeless navigation center upon opening by Kaiser Permanente, North Bay Healthcare, and Sutter Health System; and (2) continuing a partnership to construct 75 rental units of permanent supportive housing.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Vallejo Housing Authority (VHA) was allocated 2,267 HCVs. As of June 20, 2020 1,767 vouchers were used, or approximately 78 percent, of which 25 were project-based, and 36 were VASH vouchers, i. e., for homeless veterans. VHA does not own or administer any public housing units.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The City's CDBG Program and other funds were made available for mortgage assistance, e. g., for Family Self-Sufficiency (FSS) Program participants. Pre- and post-purchase homebuyer education and counseling was also provided to qualified households.

VHA has established a Resident Advisory Board that consists of tenants who adequately and positively reflect and represent the interest of tenants assisted by VHA. They play an important role in the development of the Public Housing Authority (PHA) Five Year and Annual Plans. Residents can ensure that their needs are addressed and become more involved in issues that directly affect them. In addition, through involvement in and providing input to PHA Plans, residents become more aware of the process that VHA undertakes to prioritize agency activities.

VHA does not own or administer any public housing units.

Actions taken to provide assistance to troubled PHAs

VHA is not a troubled PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City's Housing Element (2014-2022) states that the City's land use controls offer limited options for the construction of affordable housing. The City controls where housing may be constructed. The City may allow density bonuses for the provision of affordable housing units, and senior housing units. No density bonuses were granted by the City in the reporting period.

The City worked with Community Housing Development Corporation (CHDC), a non-profit agency, during the five year plan period to expand housing choice opportunities, City-wide, for very low and low-income first time homebuyers. The City provided expedited CEQA review for large projects within a Specific Plan area.

During the five year plan period, the City received \$4,719,000.00 in Section 108 Loan Guarantee funds from HUD for the demolition and removal of blighted buildings on North Mare Island. Mare Island is a former U. S. naval shipyard which was decommissioned on April 1, 1996. The purpose of this loan was to enable the City to remove 21 dilapidated structures on North Mare Island as part of the City's efforts to remove the blight of empty and vacant buildings, eliminate imminent threats to public health and safety, and make the area more attractive to a private developer. As of June 30, 2020, \$3,005,000.00 of the total loan amount had been drawn, and several structures had been abated and removed. This redevelopment activity for the reuse of the former shipyard aims to support the community by creating employment opportunities for very low and low-income local residents.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

During the five year plan period, (1) the City executed an Exclusive Negotiating Agreement with Eden Housing, the developer of City-owned parcels located at 2118 and 2134-36 Sacramento Street, for the eventual development of 75 permanent supportive rental units for homeless families and individuals, an unmet need in Vallejo. During FY 2019-20, (1) City staff worked with Eden Housing, dba Vallejo PSH, LP, to negotiate a DDA for the project; and (2) VHA provided financial support for the operation of a homeless day center by a faith-based organization on private property, to offset NIMBYism in the community. During the reporting period, the City also worked with a nonprofit partner, HomeAid, to

complete preconstruction and related planning activities to construct a homeless navigation center on a City-owned parcel that will serve up to 125 homeless persons.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Lead-based paint educational materials, inspections, and referrals were made available to VHA-assisted HCV holders and rental housing property owners participating in VHA programs. As needed, the City of Vallejo addressed unsafe and hazardous housing units, a City Council priority, which included a visual inspection for lead-based paint. During the five year plan period, lead-based paint testing and if necessary, abatement, was completed for housing units constructed prior to 1978 and participating in the CDBG Program exterior paint grant program.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City recognized the need to prioritize anti-poverty programs and continued to support existing programs. VHA's voluntary FSS Program with supportive services was a key component of the City's anti-poverty strategy. As of June 30, 2020, 54 persons were enrolled in the FSS Program. Coordination with social service organizations that administered programs such as Child Start, assistance to families in crisis, subsidized child care, workforce development activities, and other social services was necessary to prevent duplication of effort, and ensure maximum opportunities for very low-income persons. During the five year plan period, the City also worked to reduce the number of households in poverty through (1) direct assistance, such as developing programs or facilities to fill gaps in the continuum of care for homeless persons and persons at risk of homelessness, including such activities as TBRA, homeless prevention, and permanent supportive housing; and (2) indirect benefit from neighborhood revitalization to improve the overall quality of life, e. g., public infrastructure improvements.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City benefitted from a well-developed network of government agencies, and non-profit and private organizations, to carry out its FY 2019-20 Action Plan. The HCD Division, in the Office of the City Manager, was responsible for the implementation of Action Plan activities; however, a variety of public and private organizations were involved in administering components of the Action Plan. Non-profit organizations provided services to homeless persons, and lenders operated housing loan programs to fund below market-rate mortgages for low-income persons in the community. Some gaps were identified in the delivery of services to homeless persons, and persons at risk of becoming homeless. Providing TBRA to these groups during the performance period helped address these gaps.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

During the five year plan period, in cooperation with the residents, staff representing various City departments and divisions, and related agencies, developed and delivered programs and services to the

City Park (Central City) and South Vallejo Neighborhood Preservation Areas, including such activities as public improvements, security cameras, and proactive housing code enforcement.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City's Analysis of Impediments (AI) to Fair Housing Choice was updated in 2015. Proposed actions to address identified impediments taken during the five year plan period and the FY 2019-20 reporting period included aggressive code enforcement, mapping and directing of resources toward very low and low-income neighborhoods for public improvements, and deconcentration of poverty in the allocation of HCVs and in the selection of proposed affordable housing sites. The City will complete an update of its AI during FY 2020-21.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City has incorporated Monitoring Plans into its CDBG Program, HOME Program, and Neighborhood Stabilization Program (NSP) Policies and Procedures Manual. Monitoring is an ongoing process throughout the program year; each Monitoring Plan includes a planning phase to prepare for monitoring and scheduling of monitoring visits, implementation of the monitoring procedures (including desk reviews, onsite reviews, and inspections of housing units subject to long-term affordability covenants), and ongoing communication with subrecipient agencies and housing project owners. Each Plan includes a risk assessment component to help the City evaluate which subrecipients or other funding recipients (developers, Community Housing Development Organizations (CHDOs), etc.) require comprehensive, on-site monitoring. The risk assessment helps the City identify the relative risk that a project, program or organization could fail to comply with program requirements, or may be vulnerable to fraud or abuse.

Monitoring by the City falls into four general areas: (1) Program Monitoring - assessing the overall performance and operation of the program and help the City determine if its programs and activities are being carried out effectively and in compliance with CDBG Program and HOME Program rules; (2) Administrative and Financial Monitoring - assessing the fiscal and administrative management of CDBG Program and HOME Program funds; (3) Project Monitoring - assessing compliance with requirements related to specific CDBG Program and HOME Program activities and projects, such as specific homebuyer or rental housing development projects; and (4) Long-Term Monitoring - assessing compliance with long-term CDBG Program requirements, and HOME Program requirements that apply to HOME Program-assisted rental and homeownership housing after project completion.

Due to limited staffing and the impacts of the coronavirus on the operations of the HCD Division, during the performance period the city's monitoring was limited to desk monitoring reviews of the non-profit agencies providing CDBG Program and HOME Program activities and projects; however, these reviews were necessary and valuable as they enabled the City to determine: (1) whether programs were in accordance with the Consolidated Plan, Action Plan, and HUD and City requirements; (2) whether activities were delivered in a timely manner; and (3) that information entered in the HUD Integrated Disbursement and Information System (IDIS) was correct and complete, including in the Consolidated Annual Performance and Evaluation Report (CAPER). All discrepancies and concerns were addressed.

Finally, the City has prepared a Monitoring Risk Assessment Level Criteria document, governed by: (1) quarterly desk reviews. (2) new subrecipient agencies or significant organizational changes, (3)

cumulative grant award, (4) administrative history, (5) program performance, and (6) financial strength. All subrecipient agencies are monitored on-site at least every other year, depending on their risk level.

Information on VHA expenditures and lease-up rates were submitted monthly into HUD's Voucher Management System (VMS). The City also compiled, periodically, inventories of current housing development projects, ascertained vacancy rates, and conducted rent surveys for purposes of determining rent reasonableness.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City adheres to its adopted Citizen Participation Plan. A public hearing on the draft FY 2019-20 CAPER was held on March 17, 2021 during a special meeting of the City's Housing and Community Development Commission (HCDC). A public notice regarding the draft CAPER and the March 17, 2021 public hearing was published in the local City newspaper, the Vallejo Times-Herald, which publishes Tuesday through Sunday, on March 4, 2021, and on the City's website. Written comments on the draft CAPER were invited from the public from March 5, 2021 through March 19, 2021. The draft CAPER was made available on the City's HCD Division webpage. The CAPER was reviewed and accepted by the Vallejo City Council on March 23, 2021.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City achieved or substantially achieved its goals and objectives, as amended, during the performance period (FY 2019-20), and the five year planning period (2015-19).

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

HOME Program and NSP on-site rental housing unit inspections were scheduled for the second half of FY 2019-20; however, due to limited staffing and the impacts of the coronavirus on the operations of the HCD Division, during the 2019-20 reporting period the Division was unable to complete on-site inspections of affordable rental housing units assisted by HOME Program or NSP funds. The City anticipates returning to a regular and annual schedule of inspections of applicable rental housing units beginning in FY 2021-22, i. e., the fiscal year beginning July 1, 2021 and ending June 30, 2022. In FY 2015-16, the first year of the 2015-2019 Five Year Consolidated Plan, on-site inspections of the City's HOME Program-assisted rental units were completed by VHA staff for compliance with Housing Quality Standards or higher at Avian Glen Apartments (eleven floating HOME Program units), and Temple Art Lofts (four floating HOME Program units). In FY 2015-16, HUD Public Housing officials conducted on-site inspections of Marina Tower, which has eleven floating HOME Program units; City staff were forwarded a copy by the project. All inspected units at the three locations passed.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Non-profit agencies and affordable housing developers receiving HOME Program funds are required by the City to pursue affirmative marketing efforts in support of rental and homeownership activities, including: All advertisements, brochures, public notices, signage, etc., include the HUD Fair Housing logo and a written statement that the non-profit or developer is an Equal Housing Opportunity provider; non-profits agree, pursuant to their executed HOME Program Agreements, not to discriminate against potential homebuyers or tenants on the basis of race; color; ancestry; national origin; gender; sexual orientation; age; marital status; familial status; presence of children in a household; source of income; physical, sensory, or cognitive disability; HIV/AIDS or HIV/AIDS-related conditions; or on any other arbitrary basis. Non-profits are required to make a good faith effort to seek to provide housing under their Agreements to eligible persons of all racial, ethnic, and gender groups in the City. In particular, non-profits are required to take affirmative steps to market available housing units to persons and groups least likely to apply for such housing assistance by the aforementioned populations. No corrective action was necessary during the performance period with respect to compliance with these HOME Program affirmative marketing requirements, and no complaints were received by the City.

Refer to IDIS reports to describe the amount and use of program income for projects,

including the number of projects and owner and tenant characteristics

In FY 2019-20, \$272,860.00 in HOME Program program income was received, including HP revenue, i. e., homebuyer loan payoffs. Of this amount, \$110,819.00 was expended in FY 2019-20 to pay for temporary TBRA. Tenant characteristics of TBRA participants have been provided in a previous section of this report.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

All actions taken have been described in previous sections of this report.

Attachment

Con. Plan Amendments

AMENDMENTS TO
CITY OF VALLEJO CONSOLIDATED PLAN
FISCAL YEARS (FY) 2015-16 TO 2019-20
(Approved by the Vallejo City Council on January 28, 2020)

Amendment #1: Permanent Supportive Housing

Five-Year Goal #1: Assist in establishment of up to ten permanent supportive housing units for homeless families with children. (Priority Group #2)

Five-Year Goal	Proposed Five-Year Goal
10	3

Rationale: The City of Vallejo originally expected to accomplish this goal through the acquisition, rehabilitation, and re-use of residential properties. As of June 30, 2019, three permanent housing units have been produced for homeless families, through a partnership with the Vallejo Housing Collaborative. During the life of the Consolidated Plan, the City acquired a site for the development of up to 75 new units of permanent supportive housing for homeless individuals. In 2018, a Request for Qualifications (RFQ) was issued, and an affordable housing developer (Eden Housing, Inc.) was selected. This project will be completed during the next Consolidated Plan period.

Amendment #2: Emergency Support Facilities/Services for Homeless Families and Individuals

Five-Year Goal #2: Provide emergency support facilities/services, e. g., emergency food and shelter for homeless families and individuals, for 1,500 homeless persons annually, or 7,500 homeless persons in five years. (Priority Group #2)

Five-Year Goal	Proposed Five-Year Goal
7,500 Persons	6,000 Persons

Rationale: As of June 30, 2019, 5,368 persons had been served. The Christian Help Center, the emergency homeless shelter in Vallejo, was closed for expansion and renovations beginning May 14, 2014 through December 17, 2015. This closure was originally planned for six months, but due to project delays, it was extended. Therefore, staff proposes to reduce the number of persons served in the Five-Year Goal.

Amendment #3: Community Development (Non-Housing) Public Infrastructure and Facility Improvements

Five-Year Goal #3: Complete five public infrastructure or facility improvements in the lowest income target area neighborhoods, primarily through the designation of

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PLANNING\FIVE-YEAR CONPLAN\FY 2015-2019\11 17 2019 consolidated plan amendments.doc

Neighborhood Preservation Areas, (the City Park Neighborhood, South Vallejo). Average expenditure per year: \$300,000.00, or \$1.5 million in five years.

Five-Year Goal	Proposed Five-Year Goal
5 Projects	4 Projects

Rationale: As of June 30, 2019, over \$1.9 million in federal Community Development Block Grant (CDBG) Program funds have been expended for the completion of four comprehensive public improvement projects in Neighborhood Preservation Areas. All the projects planned and funded in the City Park Neighborhood and South Vallejo have been delivered to the residents.

Amendment #4: Installation of City-Wide Curb Ramps

Five-Year Goal #4: Complete three curb ramp projects, expending \$400,000.00.

Five-Year Goal	Proposed Five-Year Goal
Three projects	One project

Rationale: As of June 30, 2019, \$452,390.00 in CDBG Program funds had been expended on the installation of new curb ramps, or the improvement of older ramps, at twelve intersections in Vallejo, ten of which are located in Neighborhood Preservation Areas. Staff found that it was more cost-effective to complete one major Curb Ramp Project during the Plan period, rather than three smaller projects. Funding was expended over a three-year period, (FY 2015-16, FY 2016-17, and FY 2017-18).

Proposed Amendment #5: Social Services

Five-Year Goal #6: Assist 5,000 very low- and low-income persons with social services annually, or 25,000 persons in five years.

Five-Year Goal	Proposed Five-Year Goal
25,000 Persons	17,250 Persons

Rationale: As of June 30, 2019, 16,536 persons received social services. The number of persons served is below the Five-Year Goal, due in large part to the unanticipated nineteen-month closure of the Christian Help Center, the only traditional homeless shelter in the City of Vallejo. For this reason, staff proposes to reduce the number of persons served in the Five-Year Goal.

Public Notice



Housing and Community Development Division • 200 Georgia Street • Vallejo • CA • 94590 • 707.648.4507

FISCAL YEAR (FY) 2019-20 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

DATE OF NOTICE: March 4, 2021

FOR MORE INFORMATION: Chari Barrera, Administrative Analyst II
(707) 553-7204, chari.barrera@cityofvallejo.net

The City of Vallejo has prepared the draft CAPER for the fifth and final year of its FY 2015-16 through FY 2019-20 Consolidated Plan. The Consolidated Plan is a five-year planning document required by the U. S. Department of Housing and Urban Development (HUD) that is intended to address the City's housing and community development needs. The FY 2019-20 CAPER describes the City's performance in achieving the objectives in the Consolidated Plan for the period beginning July 1, 2019 and ending June 30, 2020.

The Housing and Community Development Commission of the City of Vallejo is scheduled to hold a virtual public hearing to receive comments on the draft CAPER at a special meeting after 7:00 p. m. on Wednesday, March 17, 2021. Anyone interested in commenting on this report is invited to participate in this hearing. Written comments on the CAPER may also be submitted until 5:00 p. m. on March 19, 2021 to: Chari Barrera, Administrative Analyst II, at chari.barrera@cityofvallejo.net, or in the Housing and Community Development Division drop box located at 200 Georgia Street, Vallejo, CA 94590. The Council of the City of Vallejo is scheduled to review and approve this document on March 23, 2021. HUD requires that the CAPER be submitted by March 31, 2021.

Beginning March 4, 2021 the draft CAPER will be available on the City's Web Page at: <http://www.cityofvallejo.net>, under "City Hall, Departments and Divisions, Housing and Community Development Division, Housing and Community Development Document Library, CAPER, Draft CAPER FY 2019-20."

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 minority and women-owned businesses to submit bids and proposals for CDBG Program 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.



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AÑO FISCAL (AF) 2019-20
INFROME ANNUAL CONSOLIDADO DE EVALUACIÓN Y DESEMPEÑO (CAPER)

FECHA DE AVISO: 4 de marzo de 2021

PARA MAS INFORMACION: Chari Barrera, Analista Administrativa II
(707) 553-7204, chari.barrera@cityofvallejo.net

La Ciudad de Vallejo ha preparado el borrador de CAPER para el quinto y último año de su Plan Consolidado del AF 2015-16 al AF 2019-20. El Plan Consolidado es un documento de planificación de cinco años requerido por el Departamento de Vivienda Y Desarrollo Urbano de los EE.UU. (HUD) que está destinado a abordar las necesidades de desarrollo comunitario de la vivienda de la Ciudad. El CAPER para el año fiscal 2019-20 describe el desempeño de la Ciudad en el logro de los objetivos del Plan Consolidado para el período que comienza el 1 de julio de 2019 y termina el 30 de junio de 2020.

La Comisión de Vivienda y Desarrollo Comunitario de la Ciudad de Vallejo está programada para realizar una audiencia pública virtual para recibir comentarios sobre el borrador del CAPER en una reunión especial después de las 7:00 p.m. el miércoles 17 de marzo de 2021. Se invita a participar en esta audiencia a cualquier persona interesada en comentar sobre este informe. También se puede enviar comentarios escritos sobre el CAPER hasta las 5:00 p.m. el 19 de marzo de 2021 a: Chari Barrera, Analista Administrativa II, a chari.barrera@cityofvallejo.net, o en el buzón de la División de Vivienda y Desarrollo Comunitario ubicado en 200 Georgia Street, Vallejo, CA 94590. El Concejo de la Ciudad de Vallejo está programado para revisar y aprobar este document el 23 de marzo de 2021. HUD require que el CAPER se presente antes del 31 de marzo de 2021.

A partir del 4 de marzo de 2021, el borrador de CAPER estará disponible en la página web de la ciudad en: <http://www.cityofvallejo.net>, en "City Hall Departments and Divisions, Housing and Community Development Division, Housing and Community Development Document Library, CAPER , Draft CAPER FY 2019-20."

La Ciudad de Vallejo ofrece sus programas y servicios de manera no discriminatoria y es un empleador de igualdad de oportunidades. La Ciudad de Vallejo también anima a las mujeres y a los propietarios de empresas de minorías presentar ofertas y propuestas para el Programa (CDBG) y el Programa de HOME Contratos de Inversión de Casa. Para más información, póngase en contacto con la División de Autoridad de Vivienda y Desarrollo Comunitario de la Ciudad de Vallejo al (707) 648-4507. Para más información sobre este aviso público, los discapacitados auditivos pueden llamar al Servicio de Retransmisión de California al 1-800-735-2922 sin TTY/TDD o 1-800-735-2929 con un TTY/TDD



Housing and Community Development Division • 200 Georgia Street • Vallejo • CA • 94590 • 707.648.4507

**PAUNAWA PARA SA PAMPUBLIKONG PAGDINIG:
ANG PANGANGAILANGANG PABAHAY AT PAG-UNLAD NG KOMUNIDAD
SA LUNGSOD NG VALLEJO**

PETSA NG PAUNAWA: Marso 4, 2021

PARA SA KARAGDAGANG IMPORMASYON: Chari Barrera, Administrative Analyst II
(707) 553-7204, chari.barrera@cityofvallejo.net

Naghanda ang Lungsod ng Vallejo ng panukalang CAPER para sa ika-lima at panghuling taon ng Pinagsama-samang Plano o Consolidated Plan ng Piskal na Taon simula 2015-16 hanggang 2019-20. Ang Consolidated Plan o Pinagsama-samang Plano ay isang dokumento ng mga plano para sa limang taon at inaatas ng U. S. Department of Housing and Urban Development (HUD) para mapagtuunan ng pansin ng Lungsod ang pangangailangang pabahay at kaunlaran ng komunidad. Nakalarawan sa CAPER ng piskal na taong 2019-20 ang pagganap ng Lungsod para makamit ang mga layunin nito sa Consolidated Plan para sa panahong nagsimula noong Hulyo 1, 2019 at nagtapos noong Hunyo 30, 2020.

Ang Housing and Community Development Commission ng Lungsod ng Vallejo ay nakatakdang magsagawa ng virtual na pampublikong pagdinig upang makalakap ng komentaryo ukol sa ipinapanukalang CAPER sa karaniwang pagpupulong nito sa Marso 17, 2021 pagkaraan ng 7:00 nang gabi. Sinumang interesadong magkomento ukol sa ulat na ito ay inaanyayahang dumalo sa pagdinig. Maaari ring isumite and inyong isinulat na komentaryo hanggang 5:00 nang hapon ng Marso 19, 2021 kay Chari Barrera, Administrative Analyst II, sa pamamagitan ng e-mail: chari.barrera@cityofvallejo.net o sa drop box ng opisina ng Housing and Community Development Division, 200 Georgia Street, Vallejo, CA 9459. Nakatakdang suriin at aprubahan ang dokumentong ito ng Konseho ng Lungsod ng Vallejo sa Marso 23, 2021. Kinakailangang isumite ang CAPER sa HUD sa Marso 31, 2021.

Simula Marso 4, 2021 ang panukalang CAPER ay maaring suriin ng publiko sa web page ng Lungsod sa <http://www.cityofvallejo.net>, sa ilalim ng kategoryang "City Hall, Departments and Divisions, Housing and Community Development Division, Housing and Community Development Document Library, CAPER, Draft CAPER FY 2019-20."

Ang Lungsod ng Vallejo ay nagbibigay ng mga programa at serbiyo nito sa paraang hindi namimili at walang pagtatangi, at isang "Equal Opportunity Employer". Hinihikayat din ng Lungsod ang mga kababaihan at mga minorya na nag-mamay-ari ng sarili nilang negosyo na mag-sumite ng mga bid at panukala para sa mga kontrata ng mga programang CDBG at HOME.

Para sa karagdagang impormasyon, tumawag sa Housing and Community Development Division (707) 648-4507. Para sa karagdagang impormasyon tungkol sa pampublikong paunawang ito, ang mga may kapansanan sa pandinig ay maaaring tumawag sa California Relay Service 1-800-735-2922 kung walang TTY/TDD, o 1-800-735-2020 kung may TTY/TDD.

FY 2019-20 CAPER Extension



Housing & Community Development Division • 200 Georgia Street • Vallejo • CA • 94590 • 707.648.4507

November 20, 2020

Ms. Kimberly Nash
Director, Office of Community Planning and Development
U.S. Department of Housing and Urban Development
One Sansome Street, Suite 1200
San Francisco, CA 94104-4430

Dear Ms. Nash:

Per 24 CFR Section 91.20, I am writing you this letter to request an extension in submitting the City's Fiscal Year (FY) 2019-20 Consolidated Annual Performance and Evaluation Report (CAPER) to not later than **March 31, 2021**. The COVID-19 pandemic has caused negative impacts to our agency's operations that has resulted in disruption, including reducing the availability of staff during 2020.

If you have any additional questions, please contact me at (707) 648-4408, or Judy.Shepard-Hall@cityofvallejo.net.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Judy Shepard-Hall", with a horizontal line extending to the right.

JUDY SHEPARD-HALL
Housing and Community Development Program Manager



U.S. Department of Housing and Urban Development
San Francisco Regional Office – Region IX
One Sansome Street, Suite 1200
San Francisco, CA 94104-4430
www.hud.gov
espanol.hud.gov

December 14, 2020

Mr. Greg Nyhoff
City Manager
City of Vallejo
555 Santa Clara Street
Vallejo, CA 94590-5930

Dear Mr. Nyhoff:

SUBJECT: Request for Extension of Submittal Deadline
Consolidated Annual Performance and Evaluation Report
Program Year 2019: July 1, 2019 through June 30, 2020

On November 20, 2020, HUD received city of Vallejo's letter requesting an extension of the deadline, per 24 CFR Section 91.20, to submit the Consolidated Annual Performance and Evaluation Report (CAPER) to not later than March 31, 2021. According to the letter, the COVID-19 pandemic has caused negative impacts to Vallejo's operations resulting in disruption, including reducing the availability of staff during 2020.

Per 24 CFR Section 91.20, Vallejo's request for an extension of the deadline to submit the PY 2019 CAPER to not later than March 31, 2021, is approved. HUD requests that Vallejo please submit the PY 2019 CAPER by the new deadline.

If you should need additional information or have any questions, please contact Chris Anderson, Community Planning and Development Representative, at 415-489-6547 or christian.d.anderson@hud.gov.

Sincerely,

Kimberly Nash
Director
Community Planning and
Development Division

cc:
Anne Cardwell
Judy Shepard-Hall
Chari Barrera



DATE: March 23, 2021
TO: Mayor and Members of the City Council
FROM: Christina Ratcliffe, Interim Planning & Development Services Director
SUBJECT: **COUNCIL ACCEPTANCE AND SUBMITTAL TO THE STATE OF THE CITY OF VALLEJO
2020 ANNUAL PROGRESS REPORT ON THE GENERAL PLAN**

RECOMMENDATION

Adopt a Resolution accepting the City of Vallejo 2020 Annual Progress Report on the General Plan (APR) and directing staff to submit the APR to the California Department of Housing and Community Development (HCD) and the California Office of Planning and Research (OPR).

REASONS FOR RECOMMENDATION

State law requires that all cities (including Charter cities) provide APRs on the status of their General Plans and housing elements. The City of Vallejo (City) will meet that requirement with submittal of the attached APR to HCD and OPR. In addition, submittal of the APR will help make the City more competitive in applying for State and regional grants.

BACKGROUND AND DISCUSSION

California Government Code Section 65400 requires cities and counties to adopt a General Plan for development within their boundaries that includes, among other things, a Housing Element. The Housing Element is a comprehensive statement of the jurisdiction's housing needs and proposed actions to meet those needs at all income levels.

The City Council adopted the current 5th cycle Housing Element for the 2015-2023 period on May 26, 2015, and HCD subsequently certified compliance of the Housing Element with State requirements. The Housing Element demonstrates how the City is addressing regional housing needs based on an allocation (RHNA). While the Housing Element must address specific statutory requirements, it is also intended to reflect local community values and priorities via community input.

State law also requires planning agencies to provide an annual report by April 1st to the legislative body, OPR, and HCD on the jurisdiction's progress in meeting its share of regional housing needs, as well as local efforts to remove governmental constraints to the maintenance, improvement, and development of housing.

Staff has prepared the attached APR (see Exhibit A attached to the Resolution) for review by City Council, in compliance with OPR and HCD requirements. By complying with state law, the City will be eligible and/or more competitive for certain funding opportunities.

The attached APR covers the period from January 1, 2020 to December 31, 2020. The report was forwarded to the Planning Commission on March 1, 2021. The Commission reviewed the APR and recommend that the

**Subject: COUNCIL ACCEPTANCE AND SUBMITTAL TO THE STATE OF THE CITY OF VALLEJO 2020
ANNUAL PROGRESS REPORT ON THE GENERAL PLAN**

Page 2

City Council accept the report and direct Staff to submit the APR to the State.

FISCAL IMPACT

City Council acceptance of the APR and submission of the APR to OPR and HCD will have no direct or immediate fiscal impact on the City. However, these actions may benefit the City's finances in the future by making it eligible and/or more competitive for certain grants, and by supporting future development.

ENVIRONMENTAL REVIEW

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378, 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.

ATTACHMENTS

1.	Attachment 1 - City Council Reso. Annual Progress Report VN sig
2.	Exhibit A - Vallejo Annual Progress Report on the General Plan
3.	Attachment 2 PC Staff Report APR and reso

CONTACT

Christina Ratcliffe, Interim Planning & Development Services Director, (707) 648-4382
christina.ratcliffe@cityofvallejo.net

Approved as to form:

By:

Veronica A.F. Nebb
City Attorney

RESOLUTION NO

ACCEPTING THE VALLEJO 2020 GENERAL PLAN AND HHOUSING ELEMENT ANNUAL PROGRESS REPORT AND DIRECTING STAFF TO SUBMIT SAME TO THE OFFICE OF PLANNING AND RESEARCH (OPR) AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)

WHEREAS, Government Code Section 65400(a)(2)(B) requires local planning agencies to provide by April 1st of each year an Annual Progress Report (APR) on the status of the housing element of the General Plan to the legislative body, the California Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD); and

WHEREAS, Government Code Section 65400(a)(2)(B)(i) requires the APR to include the agency's progress in meeting its share of regional housing needs determined pursuant to Government Code Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Government Code Section 65583; and

WHEREAS, on March 1, 2021 the Planning Commission conducted a public hearing to consider the 2020 APR, at which testimony and evidence, both written and oral, was presented to and the Planning Commission voted to recommend that the City Council accept the report and direct Staff to submit the report to the State;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF VALLEJO DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Council hereby accepts the 2020 General Plan Annual Progress Report as provided, which is attached hereto as Exhibit A and incorporated herein; and

Section 2. The Council hereby authorizes the City Manager, or his designee to submit the 2020 Annual Progress Report to OPR and HCD as required.

AYES:

NOES:

ABSTAIN:

ABSENT:

Robert McConnell, MAYOR

DAWM ABRAHAMSON, CITY CLERK

Attachments:

- Exhibit A: Vallejo Annual Progress Report on the General Plan



Annual Progress Report on the General Plan 2020

City of Vallejo
Planning and Development Services
555 Santa Clara Street
Vallejo, CA 94590

<u>Table of Contents</u>	<u>Page Number</u>
1. Introduction	2
2. Background	2
a. Community and People	2
b. Nature and the built Environment	3
c. Economy, Education and Training	4
d. Mobility, Transportation and Connectivity	4
3. DATE OF ACCEPTANCE BY LOCAL LEGISLATION BODY	5
4. GENERAL PLAN IMPLEMENTATION	5
5. HOUSING ELEMENT ANNUAL PROGRESS REPORT	6
6. GENERAL PLAN AMENDMENTS	6
7. MAJOR DEVELOPMENT APPLICATION PROCESSED	7
8. LOCAL GOVERNMENT PLANNING SUPPORT GRANTS	7

1. INTRODUCTION

As requested by Government Code Section 65400 (b), every City must submit an Annual Progress Report (APR) to their legislative body, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) on the implementation status of their General Plan. The annual report must also include discussion on the City's progress in providing its required share of affordable housing pursuant to Government Code Section 65584 and its efforts to remove governmental constraints for the maintenance, improvement and development of affordable housing per Section 65583.c(3) of the California Government Code.

This General Plan Annual Progress Report covers the period from January 1, 2020 to December 31, 2020.

The purpose for the APR is to assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goal, policies and implementation measures contained in the General Plan; and to provide information regarding local agency progress in meeting its share of regional housing needs.

2. BACKGROUND

On August 29, 2017, Vallejo's City Council adopted the City's current General Plan for implementation. The General Plan has 10 elements contained within four separate chapters: Community and People, Nature and Built Environment, Economy, Education and Training and Mobility, Transportation and Connectivity. The General Plan contains the seven state-required elements which are land use, circulation, housing¹, conservation, open space, safety and noise and three optional elements are healthy community, arts and culture, historic preservation and economic development.

The General Plan is the City's vision is one anchored by a vibrant downtown and waterfront, which together are a focus of local life and a regional tourist attraction. The process of preparing the General Plan took place in 2012 as the City embarked on a program to bring its 1980s General Plan up to date so that it could meet future challenges. The process resulted in the following 19 key principles designed to improve the quality of development and the long-term fiscal health of the City so that it can remain an attractive place to live and work:

a. Community and People

1. **Pride in Identity.** Vallejo takes pride in its identity, natural setting, and history. Its residents, businesses, and government value the City's maritime heritage, cultural diversity, neighborhoods, and thriving arts community—and their links to the region and the world.
2. **Strong Community Bonds.** Vallejo builds strong community bonds at the neighborhood level, with activities and recreational opportunities for youth, local festivals, and a strong culture of volunteering, positive role models, and leadership programs.
3. **Safe City.** Vallejo is a safe place for everyone. Residents and businesses in every neighborhood collaborate with each other and with responsive law enforcement to promote personal safety.

4. **Caring and Equitable Community.** Vallejo treats everyone with compassion, dignity, and fairness and supports stable, diverse neighborhoods. It is a caring community where everyone has access to services, jobs and housing and shares in the vitality and prosperity of the community.
5. **Collaborative Civic Engagement.** Vallejo identifies its challenges and takes constructive actions to address them. It is a place with strong, collaborative partnerships between government, residents, and local businesses and where challenges are addressed proactively, drawing on lessons learned from their own experience and from other communities.
6. **Active, Participatory Community.** Vallejo supports and depends on active community participation. Vallejo provides timely and understandable information on planning issues and projects, and community members participate directly in shaping plans and policies for the city's future.
7. **Healthy Community.** Vallejo promotes the health of its residents and recognizes the value of a proactive, preventative approach to health. All Vallejo neighborhoods have easy access to healthy food, including organic food and locally grown food from school and community gardens.

b. Nature and the Built Environment

8. **Beautiful City.** Vallejo values and showcases the City's beauty, historic character, compatible architecture, abundant trees, and local ecology. Gateways into the community make positive, welcoming impressions, and Vallejo's pride is displayed on every block in the way people care for their homes, gardens, businesses, and neighborhoods.
9. **A Place People Want to Be.** Vallejo's vibrant downtown, attractive waterfront and open spaces, livable neighborhoods, and varied destinations draw people from the Bay Area and beyond. Vallejo is a place where people of all ages want to be, day and night—to live, work, shop, and recreate.
10. **Iconic Waterfront.** Vallejo treasures its waterfront as a centerpiece of the community, with a promenade, multi-use trails, natural open space, and access to water activities. It is a place for community gathering, exercising, socializing, shopping, dining out, and having fun.
11. **Environmental Stewardship.** Vallejo pursues and promotes environmental education; protects and manages its watersheds, wetlands, and wildlife habitats; and embraces businesses and industries that are sensitive to the environment. It is a community where environmental stewardship is an asset that attracts people and businesses.
12. **Sense of Place.** Vallejo values its special character and unique sense of place in its dramatic waterfront setting, varied topography, city-wide views, historic districts, maritime heritage, and favorable weather.

c. Economy, Education and Training

13. **Good Jobs, Education, & Training.** Vallejo provides people with good jobs and its young people with job training and the education they need to succeed. Vallejo embraces innovations in education, and the city's excellent educational institutions and trade schools play a prominent role in its economic vitality and community life.

14. Innovation, Entrepreneurship, & Successful Local Businesses. Vallejo welcomes innovative businesses and fosters entrepreneurship. It is a community that capitalizes on new technologies, community assets, and local knowledge – while helping local businesses to succeed.
15. Economic Development Aligned with Natural Environment. Vallejo values economic development and aligns well-designed projects with the protection and enhancement of environmental resources. It is a community where sustainable development is efficiently processed and provides broad benefits that serve community needs and enhance the quality of life.
16. Stable, Strong, & Diverse Economy. Vallejo is characterized by fiscal stability; a strong, diverse economy, including health care, education, and manufacturing; and efficient use of its lands and waterways. Vallejo's unique setting, community character, and favorable weather are major resources for economic expansion, including tourism and entertainment.

d. Mobility, Transportation and Connectivity

17. Regional Transportation Hub. Vallejo provides excellent and affordable connections to the surrounding region for people and goods. It is a regional transportation hub – by rail, road, ferry, transit, bicycle, and on foot.
18. River & Bay City. Vallejo's waterways provide transportation and recreational opportunities and are recognized for their important role in the broader ecosystem.
19. Interconnected, Mobile Community. Vallejo is an interconnected, cohesive community from east to west and north to south, where traveling by foot, bicycle or transit is efficient, easy, safe, and fun. Vallejo offers a range of convenient, affordable, and eco-efficient mobility options for residents and visitors.

The General Plan sets forth the City's policies regarding the types and locations of future land uses and activities. It describes the desired character and quality of Development as well as the process for how development should be proceed. Thus, in creating the current General Plan, the City of Vallejo went through a process that ascertained the community's values for future land uses and activities, and balanced these values with market factors, city revenues, environmental constraints, and private property rights.

The City of Vallejo General Plan reflects the aspiration and values of Vallejo's residents and their elected representatives. The City Council and Planning Commission use the Plan in consideration land use and planning-related decisions. City staff uses the Plan on a day-to-day basis to administer and regulate land use and development activity. Citizens can use the plan to understand the City's approach to regulating development, protecting resources, and upholding community values.

3. DATE OF ACCEPTANCE BY LOCAL LEGISLATION BODY

The 2020 General Plan annual update was taken before the Planning Commission for a recommendation to City Council on March 1, 2021. City Council directed staff to submit the General Plan and Housing annual update on March 23, 2021.

4. GENERAL PLAN IMPLEMENTATION

The following subsections represent the progress the City's Departments have made towards implementing the actions of their General Plan during the 2020 reporting period.

1. Public Works Department

a. Community and People

- i. **Policy CP-1.7:** Green Space. Promote community physical and mental health through provision and preservation of the urban forest, natural areas, and “green” infrastructure (i.e. best practices water management).
 - 1. Proposed projects will be to rehab the welcome center at Hiddenbrooke Parkway, remove and replace existing landscaping and update irrigation along the north and south side of Hiddenbrooke Parkway and Glen Cove Parkway (Project ID: PWL001, PWL002, PWL006).
- ii. **Policy CP-1.15:** Water Quality. Maintain and improve water quality in a way that provides public and environmental health benefits.
 - 1. Proposed project to build trash enclosures at City Hall and the Ferry Building to keep public and waterways safe from trash (PW9409).

b. Nature and Built Environment

- i. **Policy NBE-1.7:** Green Infrastructure. Encourage the installation of green infrastructure, including tools such as permeable pavement, rain gardens, constructed wetlands, grassy swales, rain barrels and cisterns, and green roofs, to treat stormwater, attenuate floods, increase groundwater recharge, and reduce urban heat islands.
 - 1. Proposed project will complete a citywide tree inventory and develop an Urban Forest Management Plan to establish a citywide commitment to a healthy, growing urban forest in the City of Vallejo (Project ID PW9428).
- ii. **Policy NBE-1.13:** Community Preservation. Encourage high standards of property maintained and rapid abatement of conditions contributing to blight.
 - 1. Proposed project will reinforce a retaining wall with tiebacks to reduce risk to pedestrian safety at 602 Capitol Street, Repair failing brick work of building 46A (Project ID PW9429).

c. Economy, Education and Training

- i. **Policy EET-1.3:** Visitor Destination: Make Vallejo an important visitor destination in the Bay Area.
 - 1. The project is for the rehabilitation of the Mare Island Cemetery and the possible transfer of ownership back to the Federal Government (Project ID PW9418).
- ii. **Policy EET-1.9:** Municipal Services. Provide robust, high-quality municipal services and build revenue to achieve a self-sustaining model of funding.
 - 1. The proposed project includes performing work on facilities owned by the City (Project ID: PWC111)

d. Mobility, Transportation and Connectivity

- i. **Policy MTC-1.5:** Regional Trail Network. Continue to participate in efforts to complete the regional trail networks through Vallejo.
 - 1. Proposed Class 1 Vallejo Bluff Trail, would close gap in three major regional trails (San Francisco Bay Trail, The Bay Area Ridge Trail and California Delta Trail) (Project ID CE001)
- ii. **Policy MTC-2.1:** Safety First. Prioritize pedestrian, bicycle, and automobile safety over traffic flow, and **Policy MTC- 2.4:** Citywide Mobility. Maintain a transportation network that provides for all ages and abilities and for all areas of the community, **Policy MTC-2.6:** Pavement Condition. Improve street pavement condition in Vallejo, prioritizing neighborhood corridors and arterials, **Policy MTC-2.7:** Complete Street. Increase accessibility for and use of streets by pedestrians, bicyclist and transit riders.
 - 1. Proposed project is to review which roadways in the City are good candidates for reducing number of lanes, reduce the number of travel lanes on Redwood Street, Sacramento Street, and reconstruction projects will consist of pavement rehabilitation, removal and replacement of non-compliant ADA curb ramps, sidewalks, curb and gutter (Project ID PW9731, PW9729, PW9703).

2. Water Division

a. Community and People

- i. **Policy CP-1.13:** Clean Water. Provide a safe, adequate water supply City Wide.
 - 1. Proposals to replace and upgrade of the sedimentation and flocculation facilities at the Fleming Hill Water Treatment, replace water meters and meter reading technology, annual transfer to Finance Department to support new Enterprise Resource Planning Project, annual replacement of pipes, and rehab and/or replace the Gordon Valley Water Main (Project ID: WT7104, WT7105, WT7106, WT7107, WT7108, WT7109, WT7110, WT7111).

3. Planning Division

a. Nature and Built Environment

- i. **Policy NBE-1.8:** Urban Forest. Encourage planting of street trees and landscaping to beautify the city, encourage walking and biking, and create a stronger sense of identity.
 - 1. New developments are encouraged to plant new trees, shrubs, and groundcovers both contributing to the beautification of Vallejo and the contribution to an urban forest (Project # SD19-0003, UP19-0002, LR19-0005).
- ii. **Policy NBE-2.2:** Inviting Gateways. Establish gateways that proudly announce entry to Vallejo with high-quality, similarly themed design and/or landscaping.
 - 1. Creating and establishing the northern gateway to Vallejo by adding new landscape (Project # SD19-0003, UP19-0002, LR19-0005).

- iii. **Policy NBE-2.8:** Infill Development. Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses.
 - 1. Taking underutilized sites with infrequent activity and minimal exterior improvements. The project's adaptive reuse of the building as an active residential development with high-quality site and building improvements make the property compatible with both existing and anticipated residential and commercial uses in the vicinity Project # SD19-0003, UP19-0002, LR19-0005).
- b. Economy, Training and Education
 - i. **Policy EET-1.13:** Data and Information Systems. Invest in data and mapping capabilities to realize sustainable economic development and evaluate potential environmental impacts.
 - 1. Creating and implementing a new GIS Mapping tool to be used by the whole City and the Public.
 - ii. **Policy EET-2.3:** Customer Service. Maintain a customer-and-business friendly environment in Vallejo.
 - 1. Continue to have a customer service environment during the pandemic with limited City Hall hours and providing meetings via zoom.
- 4. Fire Department
 - a. Community and People
 - i. **Policy CP-5.4:** Workforce Diversity. Promote diversity in the workplace, including equal opportunities for economically, physically, and socially disadvantaged people.
 - 1. Secured SAFER grant for 12-Firefighters.
 - b. Nature and Built Environment
 - i. **Policy NBE-5.2:** Community Preparedness. Increase public awareness of City emergency preparedness programs and resources.
 - 1. The fire department published two emergency preparedness booklets that is available to the public.
- 5. Police Department
 - a. Community and People
 - i. **Policy CP-1.5:** Active Recreation Programming. Support and expand active recreation programs in Vallejo.
 - 1. Hosted and participated in community events and outreach: 911 for Kids Program, Late-Night Basketball, Youth Reading Program, Kicks for Hope, School Attendance Incentive Campaign, K-9 trail and Shop with a Cop.
 - ii. **Policy CP-3.1:** High Quality Education. Foster high quality schools that enhance civic pride.
 - 1. Grow youth opportunities by increased hourly for police cadets for competitiveness in local market and added significant updates to the cadet program in preparation for the police academy and participate in the Youth Intern program at the City during the summer and winter.

- iii. **Policy CP-5.4: Workforce Diversity.** Promote diversity in the workplace, including equal opportunities for economically, physically, and socially disadvantaged people.

- 1. New recruits hired to add additional police officers on the force.

- b. Economy, Training and Education

- i. **Policy EET-2.3: Customer Service.** Maintain a customer-and-business friendly environment in Vallejo.

- 1. Hired a new Public Information Office to increase social media presence and enhance communication to community with cohesive messaging from department, launched six new neighborhood watch groups.

- c.

5. HOUSING ELEMENT ANNUAL PROGRESS REPORT

California Government Code Section 65400 requires cities and counties to adopt a General Plan for development within their boundaries that includes, among other things, a Housing Element. The Housing Element is a comprehensive statement of the jurisdiction's housing needs and proposed actions to meet those needs at all income levels.

The City Council adopted the current 5th cycle Housing Element for the 2015-2023 period on May 26, 2015, and HCD subsequently certified compliance of the Housing Element with State requirements. The Housing Element demonstrates how the City is addressing regional housing needs based on an allocation (RHNA). While the Housing Element must address specific statutory requirements, it is also intended to reflect local community values and priorities via community input.

Following is a summary of key information of the HCD Annual Progress Report:

1. Table A documents the number of housing units for which entitlement applications were deemed complete. The City deemed complete a total of 51 units.
2. Table A2 documents the number of units receiving land use entitlements, building permits and certificate of occupancy. The City entitled 274 units, issued building permits for 41 units, and issued certificates of occupancy for 17 units. All the units were single-family dwellings, multi-family or accessory dwelling units.
3. Table B documents the City's progress toward meeting its RHNA goals. Including the 41 units completed in 2020, the City has produced 251 units (22.6 percent) toward its total RHNA of 1,111 units. All of these units are in the Moderate or Above Moderate Income category, which accounts for 439 units of the total RHNA.
4. Table C documents sites identified or rezoned to accommodate shortfall housing need. There were no such sites in 2018.
5. Table D describes the progress of the various programs and activities identified in the Housing Element. These are mostly executed by the City's Planning Division and the Vallejo Housing Authority. As indicated in the table, most programs and activities are ongoing or in progress. A number of programs involve changes to density, parking, and other development standards; these changes will be addressed in the City's new zoning ordinance, which is currently underway and anticipated to be completed in early-2021.

6. Table E documents projects receiving a commercial development bonus pursuant to Government Code Section 65915.7. There were no such projects in 2020.
7. Table F documents units rehabilitated, preserved and acquired for alternative adequate sites pursuant to Government Code section 65583.1(C)(2). There were no such sites in 2020.
8. Table G documents locally owned lands included in the Housing Element sites inventory that have been sold, leased or otherwise disposed of. There were no such sites in 2020.

6. GENERAL PLAN AMENDMENTS

On January 14, 2020, the City Council adopted via Resolution No.19-13 to amend the General Plan Land Use map to facilitate the use of an existing building for a police station. The change of the General Plan designation from Business/Limited Residential to Public Facilities and Institutions.

Additionally, on January 14, 2020, the City Council adopted via Resolution No.19-14 to amend the General Plan Land Use Map and identify Mare Island Causeway Bike (route) facility. The correction to the General Plan 2040 Land Use Map was to correct previously improperly designated parcels, particularly those at the edge of two adjacent areas and/or align the General Plan 2040 Land Use Map with existing uses. The identification of the existing Mare Island Causeway bike route was to identify the existing Class III bike route along with the planned/proposed Class I designation.

7. MAJOR DEVELOPMENT APPLICATION PROCESSED

The following major development applications were processed and approved between the report year of January 1, 2020 to December 31, 2020:

1. Fairview at Northgate: 51.3-acre parcel subdivided into three different sites: 18 acres to relocated and expanded the existing Costco, 4 acres of general retail, 22 acres to 178 single family homes and 6 acres for an open space corridor.
2. 700 Fairgrounds Drive: Multifamily residential development that included a 47 apartment units on a 0.94-acre parcel of land. The project was a "by right project" filed pursuant to Senate Bill (SB) 35 (California Government Code Section 65913.4: Ministerial approval of infill affordable housing projects). The project also allocated 10 percent or five units for Low Income (50 to 80 percent of Area Median Income).

8. LOCAL GOVERNMENT PLANNING SUPPORT GRANTS

The City of Vallejo received a \$500,000 Local Early Action Planning (LEAP) Grant from the State of California. The purpose of the monies was three fold:

1. Sixth Cycle Housing Element: Development of Housing Element and Housing Policies. Approximate cost \$175,000.
2. General Plan Amendment to allow compliance with Senate Bill 743 Vehicle Miles Travelled (VMT): Approximate cost \$200,000.
3. Climate Adaptation Plan: To address the City of Vallejo's extensive range of climate change vulnerabilities in response to predicted Sea Level Rise and to streamline future development including housing production. Approximate cost \$200,000.

The balance of the costs exceeding \$500,000 will be met by a Caltrans grant, also secured by the City of Vallejo in 2020.

ATTACHMENTS

A. HCD – Housing Element Annual Report

Table A

Jurisdiction	Vallejo	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A																				
Housing Development Applications Submitted																				
Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5								6	7	8	9	10
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes ⁺	
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	51	51	51	0	0	
	0074-023-060	123 Woodrow Ave.			ADU	R	1/30/2020							2	2	2		No		
	0056-146-210	900 Carolina St.			ADU	R	1/21/2020							1	1	1		No		
	0067-282-010	101 Volcano Ct.			ADU	R	1/30/2020							1	1	1		No		
	0071-242-050	33 Romine Way			ADU	R	4/15/2020							1	1	1		No		
	0056-044-040	527 Indiana St.			ADU	R	4/29/2020							1	1	1		No		
	0053-191-200	110 Toyon Dr.			ADU	R	5/13/2020							1	1	1		No		
	0056-063-030	1031 Indiana St.			ADU	R	5/28/2020							1	1	1		No		
	0072-053-260	880 Ashwood Ave			ADU	R	6/9/2020							1	1	1		No		
	0056-212-130	930 York St			ADU	R	6/9/2020							1	1	1		No		
	0068-242-130	112 St. Marys Place			ADU	R	6/16/2020							1	1	1		No		
	0059-062-150	24 Tuolumne St.			ADU	R	5/27/2020							1	1	1		No		
	0068-183-080	148 Simonton St			ADU	R	6/22/2020							1	1	1		No		
	0051-234-340	240 Nebraska St			ADU	R	6/18/2020							1	1	1		No		
	0053-143-190	1245 Valle Vista Ave			ADU	R	6/23/2020							1	1	1		No		
	0057-155-140	2012 Florida St			ADU	R	6/23/2020							1	1	1		No		
	0061-071-100	507 Winchester St			ADU	R	6/23/2020							1	1	1		No		
	0059-114-140	116 Muller St			ADU	R	6/23/2020							1	1	1		No		
	0057-062-110	1932 Tennessee St			ADU	R	6/29/2020							1	1	1		No		
	0051-232-230	114 Nebraska St			ADU	R	7/3/2020							1	1	1		No		
	0056-205-140	830 Georgia St			ADU	R	7/9/2020							1	1	1		No		
	0067-314-250	384 Meadows Dr			ADU	R	7/9/2020							1	1	1		No		
	0054-103-180	2318 Napa St			ADU	R	7/13/2020							1	1	1		No		
	0057-052-020	1733 Illinois St			ADU	R	7/15/2020							1	1	1		No		
	0081-113-080	171 Suffolk Ln			ADU	R	7/17/2020							1	1	1		No		
	0081-113-080	171 Suffolk Ln			ADU	R	7/17/2020							1	1	1		No		
	0059-092-180	118 Buss Ave			ADU	R	7/21/2020							1	1	1		No		
	0069-203-070	1419 Rollingwood Dr			ADU	R	7/27/2020							1	1	1		No		
	0057-121-060	1833 Louisiana St			ADU	R	8/3/2020							1	1	1		No		
	0068-411-050	832 Taper Ct			ADU	R	8/11/2020							1	1	1		No		
	0052-441-010	300 Phoenix Cir			ADU	R	8/25/2020							1	1	1		No		
	0067-065-590	160 Litchfield Ct			ADU	R	9/1/2020							1	1	1		No		
	0057-191-260	306 Mayo Ave			ADU	R	9/3/2020							1	1	1		No		
	0057-117-090	1844 Ohio St			ADU	R	9/3/2020							1	1	1		No		
	0074-101-090	112 El Monte Ave			ADU	R	9/9/2020							1	1	1		No		
	0059-113-180	499 Wallace			ADU	R	8/24/2020							1	1	1		No		
	0052-061-530	205 B.W Williams Dr			ADU	R	9/23/2020							1	1	1		No		

	0059-063-300	130 Perkins Ave			ADU	R	9/24/2020								1	1	1		No	
	0059-072-050	117 Phelan Ave			ADU	R	10/21/2020								1	1	1		No	
	0056-016-020	215 Arkanss St			ADU	R	9/15/2020								1	1	1		No	
	0079-482-100	368 Sandy Nek Way			ADU	R	10/19/2020								1	1	1		No	
	0053-111-090	305 Hermosa Ave			ADU	R	10/29/2020								1	1	1		No	
	0059-063-040	1721 Georgia St			ADU	R	11/3/2020								1	1	1		No	
	0074-051-270	933 Benicia St			ADU	R	11/24/2020								1	1	1		No	
	0074-110-440	481 Reis Ave			ADU	R	11/24/2020								1	1	1		No	
	0052-021-110	367 Lofas Place			ADU	R	11/25/2020								1	1	1		No	
	0068-084-020	101 Falcon Dr			ADU	R	12/1/2020								1	1	1		No	
	0054-033-530	436 Washington St			ADU	R	12/8/2020								1	1	1		No	
	0054-033-530	436 Washington St			ADU	R	12/8/2020								1	1	1		No	
	0056-144-020	917 Florida St			ADU	R	12/8/2020								1	1	1		No	
	0071-062-020	1035 Castlewood Dr			SFD	O	3/3/2020								1	1	1		No	

Jurisdiction	Vallejo
Reporting Year	2020 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																																												
Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits								Affordability by Household Incomes - Certificates of Occupancy								Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed	Term of Affordability or Deed	Demolished/Destroyed Units			Notes					
	1			2	3	4							5	6	7							8	9	10							11	12	13	14	15	16	17	18	19	20			21	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	R=Rent or O=Owner	Very Low-Income Deed Restrict d	Very Low-Income Non Deed Restrict d	Low-Income Deed Restrict d	Low-Income Non Deed Restrict d	Moderate-Income Deed Restrict d	Moderate-Income Non Deed Restrict d	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlement s	Very Low-Income Deed Restrict d	Very Low-Income Non Deed Restrict d	Low-Income Deed Restrict d	Low-Income Non Deed Restrict d	Moderate-Income Deed Restrict d	Moderate-Income Non Deed Restrict d	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restrict d	Very Low-Income Non Deed Restrict d	Low-Income Deed Restrict ed	Low-Income Non Deed Restrict ed	Moderate-Income Deed Restrict ed	Moderate-Income Non Deed Restrict ed	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificate s of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining Y/N)	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
Summary Row: Start Data Entry Below																																												
	0055101250	247 OHIO STREET		COA19-0027	SFD	O								1	8/4/2020	1									0							0		0		1								
	0056018040	327 ARKANSAS STREET		SD18-0007	2 to 4	O								2	11/2/2020	2									0							0		N										
	0056031650	N/A		SD18-0011	SFD	O								1	5/18/2020	1									0							0		N										
	0071062020	1035 CASTLEWOOD DRIVE		SD20-0002	SFD	O								1	5/18/2020								1	12/21/2020	1							0		N									New assigned address is 1037 Castlewood Dr	
	0074023060	123 WOODROW AVENUE		SU20-0001	ADU	R								2	1/30/2020	2									0								0		N									
	0056146210	900 CAROLINA STREET		SU20-0002	ADU	R								1	2/11/2020	1									0								0		N									
	0067282010	101 VOLCANO COURT		SU20-0003	ADU	R								1	1/30/2020	1									0								0		N									
	0071242050	33 ROMINE WAY		SU20-0006	ADU	R								1	4/16/2020	1									0								0		N									
	0056044040	527 INDIANA STREET		SU20-0007	ADU	R								1	4/30/2020	1									0								0		N									
	0053191200	110 TOYON DRIVE		SU20-0008	ADU	R								1	5/13/2020	1									0								0		N									
	0056063030	1031 INDIANA STREET		SU20-0009	ADU	R								1	5/28/2020	1									0								0		N									
	0072053260	880 ASHWOOD AVENUE		SU20-0010	ADU	R								1	6/9/2020	1									0								0		N									
	0068242130	112 ST. MARYS PLACE		SU20-0011	ADU	R								1	6/16/2020	1									0								0		N									
	0068183080	148 SIMONTON STREET		SU20-0015	ADU	R								1	6/22/2020	1									0								0		N									
	0051234340	240 NEBRASKA STREET		SU20-0016	ADU	R								1	7/24/2020	1									0								0		N									
	0053143190	1245 VALLE VISTA AVENUE		SU20-0017	ADU	R								1	6/23/2020	1									0								0		N									
	0057155140	2012 FLORIDA STREET		SU20-0018	ADU	R								1	6/23/2020	1									0								0		N									
	0061071100	507 WINCHESTER STREET		SU20-0019	ADU	R								1	6/24/2020	1									0								0		N									
	0059114140	116 MULLER STREET		SU20-0020	ADU	R								1	6/24/2020	1									0								0		N									
	0057062110	1932 TENNESSEE STREET		SU20-0021	ADU	R								1	6/30/2020	1									0								0		N									
	0051232230	114 NEBRASKA STREET		SU20-0023	ADU	R								1	7/7/2020	1									0								0		N									
	0056205140	830 GEORGIA STREET		SU20-0024	ADU	R								1	7/9/2020	1									0								0		N									
	0054103180	2318 NAPA STREET		SU20-0026	ADU	R								1	7/13/2020	1									0								0		N									
	0057052020	1733 ILLINOIS STREET		SU20-0027	ADU	R								1	7/22/2020	1									0								0		N									
	0081113080	171 SUFFOLK LANE		SU20-0028	ADU	R								1	7/20/2020	1									0								0		N									
	0081113080	171 SUFFOLK LANE		SU20-0029	ADU	R								1	7/20/2020	1									0								0		N									
	0059092180	118 BUSS AVENUE		SU20-0030	ADU	R								1	7/23/2020	1									0								0		N									
	0069203070	1419 ROLLINGWOOD DRIVE		SU20-0031	ADU	R								1	7/27/2020	1									0								0		N									
	0068141070	546 TAPER AVENUE		SU20-0033	ADU	R								1	8/18/2020	1									0								0		N									
	0068411050	832 TAPER COURT		SU20-0034	ADU	R								1	8/18/2020	1									0								0		N									
	0052441010	300 PHOENIX CIRCLE		SU20-0035	ADU	R								1	8/25/2020	1									0								0		N									

Table B

Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	283											283
	Non-Deed Restricted												
Low	Deed Restricted	178											178
	Non-Deed Restricted												
Moderate	Deed Restricted	211											211
	Non-Deed Restricted												
Above Moderate		690		47	44	55	64	41				251	439
Total RHNA		1362											
Total Units				47	44	55	64	41				251	1111

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

Table C

Jurisdiction	Vallejo
Reporting Year	2020 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Cells in grey contain auto-calculation formulas

[illegible]

Table D

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Vallejo		
Reporting Year	2020	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program A 1.1.1: Housing Element Annual Review	Prepare an annual analysis of the City's progress in implementing the Housing Element, for submittal to City Council and HCD. Expand inventory of available sites to accommodate unmet need, as necessary	Annual	2016 annual review analysis submitted 2017 annual review analysis submitted 2018 annual review analysis submitted 2019 annual review analysis submitted 2020 annual review analysis submitted
Program A 1.1.2: Vacant Land Inventory and RHNA Monitoring	Maintain a vacant land inventory for residential, commercial, and industrially zoned parcels, and update inventory (site information) as projects are approved through the Planning Division. Annually review inventory to ensure enough land to meet the City's RHNA allocation through the 5th cycle planning period.	Ongoing (2023) and Annual	Completed in 2020. Vacant inventory list will be updated annually. Will reassess/refine approach as needed; concurrent with GIS upgrade/ Vacant land inventory and housing priority are discussed at the City's biweekly development pipeline meeting.

Program A 1.1.3: Mixed-Use Development	Encourage and facilitate residential development in mixed-use zones, particularly units affordable to extremely low-, low- and very low-income households. With General Plan update, Sonoma Blvd Specific Plan, and Zoning Code update, consider providing more flexibility for mixed-use development with residential units on the ground floor of certain commercial areas (except for storefronts abutting the public sidewalk) or under certain conditions. Facilitate the construction of residences in mixed-use developments and high density by: 1) discouraging the development of exclusively commercial projects in areas designated for mixed-use; 2) providing marketing materials on the City's website that delineate site opportunities for mixed-use and provide technical assistance for developers; 3) providing developers a predictable path to entitlement of mixed-use projects; 4) encouraging lot consolidation for mixed-use developments; and 5) establishing a protocol to monitor development interest and progress toward mixed-use development.	General Plan, Specific Plan adopted in 2017: Zoning Code underway (2021)	General Plan 2040 and Sonoma Blvd. Specific Plan was adopted August 2017. Zoning Code Update is in progress. The updated zoning code will be going to council for approval in March 2021.
Program A 1.1.4: High Density	As part of the General Plan update and Zoning Code update, increase density of high density residential from 27 to 30 units per acre.	Zoning Code underway (2021)	Zoning Code Update is in progress. The updated zoning code will be going to council for approval in March 2021. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals. Staff is proposing to increase density to a maximum of 40 units per acre.

Program A 2.1.1: Underutilized Commercial Land Conversion Program	With General Plan and Zoning Code update, expand opportunities for residential and mixed-use development. With Zoning Code update, offer regulatory incentives, such as expedited permit processing, for projects that contain an affordable housing component. Promote the availability of both underutilized sites and regulatory incentives through the City's website, during pre-application meetings, and during other relevant community outreach workshops/meetings. Monitor the supply of underutilized sites and evaluate whether the incentives are providing the necessary catalyst to ensure that development is occurring consistent with the RHNA needs. Make changes to this program to ensure that infill development remains a realistic and viable development strategy.	Study, site inventory 2015; General Plan 2017; Zoning 2021; Other ongoing.	Study, site inventory, promo materials in progress. General Plan 2040 adopted August 2017. Zoning code update in progress. The updated zoning code will be going to council for approval in March 2021. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals. Staff is proposing to allow more mix-use districts within corridors and highly transit areas. Other items ongoing.
Program A 3.1.1: Removal of Governmental Constraints	With Zoning Code update, review local regulations to remove or mitigate constraints on the production of housing, where possible, including: a) remove regulations requiring a major conditional use permit for multi-family housing; b) allow licensed group home and other residential facilities with 6 or fewer residents by right in residential areas accordance with State law; c) encourage housing suitable for extremely low-income households.	Zoning Code underway (2021)	Item (b) completed. Zoning code update in progress. Updated zoning code anticipate to go to council March 2021 for approval. ome of the changes include removal of constraints and streamline housing project approvals.
Program A 3.1.2: Density Bonus Amendment	With Zoning Code update, incentivize the development of affordable housing, including increased density allowances and reduced parking standards in compliance with State law.	Zoning Code underway (2021)	Zoning code update in progress. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals. Although the City does not have a density bonus ordinance, it follows Government Code Section 65915 when an applicant requests a density bonus. Staff is proposing to include the density bouns regulations within the zoning code update. Adopted relevant City policies regarding State Density Bonus Law.

Program A 4.1.1: Housing Marketing and Promotion	Facilitate the development of housing that is affordable to households with a wide range of incomes, particularly in the downtown area, by updating land use policies and regulations and marketing and branding the City as an investment opportunity for moderate and above moderate income households.	Op Zones on-going, and Zoning Code update underway (2021)	Zoning code update in progress. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals. Staff is proposing to allow more mix-use districts in within corridors and highly transit areas.
Program B 1.1.1: Section 8 Rental Subsidy Program (Tenant-Based)	Apply to HUD for vouchers, if available, for extremely low-, very low-, and low- income households, making extremely low-income households a priority. (VHA) Continue owner outreach efforts, including the Family Self-Sufficiency Program, a property manager meetings, regular presentations to the Solano Board of Realtors, and participation in the Napa/Solano Advisory Chapter of the California Apartment Association. (VHA) Continue to contract with gosection8.com, an online landlord listing service to attract new landlords. (VHA)	Ongoing	The City Council approved an increase of the Tenant Based Rental Assistance vouchers. The City Council also adopted housing strategy, which prioritized the establishment of a Self-Sufficiency Program to promote economic growth.
Program B 2.1.1: Below-Market-Rate Financing Program (New Construction)	Explore the feasibility of adopting a Housing Impact Fee that would assist in meeting Vallejo's "fair share" of Regional Housing Needs Allocations.	Annually Apply for affordable housing funds; ongoing	Applied for affordable funds for four of the City's pipeline projects. Ongoing.
Program B 2.1.2: Housing Impact Fee	Explore the feasibility of adopting a Housing Impact Fee that would assist in meeting Vallejo's "fair share" of Regional Housing Needs Allocations.	Ongoing (2023)	Established a housing strategy in 2020 to create a framework to establish policies that will create housing for an array of different income levels. Exploration/feasibility of HIA under consideration.
Program B 2.1.3: Commercial Linkage Fee	Explore the feasibility of a Commercial Linkage Fee that would provide an additional source of funding for affordable housing (i.e. jobs/housing nexus study).	Conducted in 2017	In progress.
Program B.2.1.4 Low-Moderate Income Housing Funds	Support very low- and extremely low-income housing development with RDA Successor Agency funds. Seek new funding sources for the development of affordable housing.	Ongoing	Ongoing.

Program B.2.1.5: Explore Additional Funding Opportunities	Seek additional funding for extremely low income rental housing from State and Federal resources, such as funding from the national Housing Trust Funds when funding becomes available, HOME funds, and CDBG.	Ongoing; Apply as funding becomes available	Applied for Homekey and NPLH funds in 2020.
Program C 1.1.1: Conversion Monitoring and Response Program	If City receives notice by owners of planned conversion of units to market rate, contact qualified and interested nonprofit organizations to begin developing plans to preserve, acquire, or replace the affordable units and notify tenants of affected properties of their rights, potential date of conversion, and options. Consider additional outreach such as hosting workshops and distributing updated information on the web. Contact owners at least two years prior to expiration date to determine best approach to keep the units affordable. Investigate the status of Ascension Arms to ascertain the risk of conversion to market rate, and take immediate action to prevent conversion.	Ongoing (2023)	Ongoing. Ascension Arms renewed affordability period with HUD for all units through March 1, 2027.
Program C 1.1.2: Below-Market-Rate Financing Program (Preservation)	Utilize available tax-exempt bond financing, CDBG, HOME funds, and Housing Authority reserves to assist housing operators to acquire and preserve as affordable units at risk of converting to market rates.	Ongoing (2023)	Ongoing.
Program C 2.1.1 Condominium Conversion Ordinance	With Zoning Code update, review the current condominium conversion regulations to consider their effectiveness to mitigate potential displacement of affordable units and to address complexes with approved condominium maps that are yet to be converted.	Zoning Code underway (2021)	Zoning code update in progress. Updated Zoning Code is anticipated to go to council in March 2012 for approval. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals.

Program D 1.1.1: First-Time Homebuyer Program	Continue the City's first-Time Homebuyer Program, with an intention to provide homeownership opportunities to 5 or more potential homeowners for households at or below 120 percent of the area median income. Consider establishing a program to give priority criteria to homes located in older neighborhoods to increase ownership investment in those areas.	Ongoing (2023)	Ongoing. CHDC selected in 2020 to provide homebuyer counseling and downpayment assistance.
Program D 1.1.2: Sweat-Equity Program for Homeownership	Consider implementing a program to provide financial subsidies to prospective homeowners in exchange for investing sweat equity in rehabilitating an existing home that is in need of significant repair. Consider targeting the program to foreclosed or blighted dwellings and working with a nonprofit organization such as Habitat for Humanity, which specializes in sweat-equity programs.	2017. In 2019 identify an affordable work force project for teachers working in local schools.	Council authorized staff to negotiate the acquisition of a site to construct workforce housing project.
Program D 1.1.3: Section 8 Homebuyer Assistance Program	Reinstate and administer a program offering homebuyer classes and financial assistance, assuming available HUD financing, to Section 8 recipients to help in the purchase of a home.	Ongoing (2023)	Online Educational Program, ongoing. Selected CHDC to provide homebuyer courses.
Program D 1.1.4: Family Self-Sufficiency Program	Administer the Family Self-Sufficiency Program, with a maximum number of participants set at 50.	Ongoing (2023)	Ongoing. City Council approved a housing strategy framework, prioritizing a Self-Sufficiency Program to increase economic growth for residents.
Program D 1.1.5: Mobile Home Permitting	With the Zoning Code update, clarify that a single mobile home or a manufactured house on a permanent foundation will be processed and permitted the same as conventional single family homes in all zoning districts.	Zoning Code underway	In progress. In 2019 launched an outreach campaign to increase FSS Program to an additional 23 eligible applicants. Zoning Code is underway. March of 2021 new Zoning Code will be going to council for approval.
Program E 1.1.1: Section 8 Rental Subsidy Program (Tenant Based, Special Needs)	Meet with service providers on an annual basis to discuss opportunities to expand supportive housing, affordable housing that provides on-site services to people who may need support to live independently, for special needs populations, e.g., formerly homeless individuals and families, people with HIV/AIDS or physical disabilities, and young people aging out of foster care.	Ongoing (2023); annual.	Service providers, developers, and landlord policy working group established recurring meetings.

Program E 1.1.2: Senior Housing Needs	Identify the existing and future housing needs of senior citizens and identify annual funding opportunities. Apply for funding to complete a senior needs survey annually and/or as Notice of Funding Available (NOFAS) are released. Meet with affordable housing/senior housing developers, senior stakeholder groups, and other senior housing advocates such as the Legal Services of Northern California on an annual basis to discuss available sites and senior needs in the community. With Zoning Code update, provide incentives to developers to provide housing, care choices, and age in place options for seniors of all income levels.	Meet regularly with developers; zoning update underway (2021)	Programs under consideration. Zoning code update in progress. Updated Zoning Code anticipated to go to council in March 2021 for approval. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals.
Program E 1.1.3: Homeless Needs	To identify the number of homeless persons, complete a Point in Time count to augment the HUD Continuum of Care Report 2013. Partner with agencies and other community organizations to pursue funding from available sources for homeless services. Annually apply for grants where appropriate or encourage/partner with local and regional nonprofit organizations that wish to apply for such grants.	Ongoing (2023).	Conduct Point in Time (PIT) in January. Last unsheltered PIT count, Jan 23, 2019. Jan 2021 PIT Count postpone due to COVID19, until Jan 2022. Applied for grants to operate Project Roomkey program. Worked county to establish a hotel voucher program.
Program E 1.1.4: Community Action Partnership of Solano County	Continue to be an active member on the Community Action Partnership of Solano County Board (CAP Solano), a joint powers authority, to coordinate homeless services and develop a regional response to homeless needs.	Ongoing (2023)	Ongoing. Working with local and county service providers.
Program E 1.1.5: Reasonable Accommodations	As part of the Zoning Code update, and as required by both the federal Fair Housing Act and the California Fair Employment and Housing Act, establish a procedure for allowing reasonable accommodation requests made by persons with disabilities for exceptions or modifications and other special considerations during the planning and building permit review process.	Zoning Code underway (2021)	Ongoing.

Program E 1.1.6: Universal Design	Inform homebuilders regarding Universal Design features that can be incorporated into new houses, condominiums, and townhomes, including on the Planning Division's website, at the Planning Division's information counter, and at the Building Division's permit counters	Ongoing (2023)	Ongoing.
Program E 1.1.7: Support for Persons with Developmental Disabilities	Explore successful models implemented in other Bay Area cities that encourage the creation of housing for persons with developmental disabilities. Seek outside funding sources for housing construction and rehabilitation specifically targeted for housing for persons with disabilities.	Ongoing	Ongoing
Program E 1.1.8: Employee Housing	With Zoning Code update, ensure local zoning, development standards and permitting processes comply with California Health and Safety Code Sections 17021.5 and 17021.6. Section 17021.5 for Employee Housing.	Zoning Code underway (2021)	Supporting CHDC which provides homebuyer counseling and downpayment assistance, expand program. Working with Factory OS/Holiday on Old Post Office Site and School District.
Program F 1.1.1: Housing Discrimination Monitoring and Referral Program	Publicize fair housing requirements and the availability of assistance (VHA). For Section 8 participants, accept and investigate complaints of housing discrimination and works with Fair Housing Napa Valley regarding the incidence of housing discrimination complaints on other cases (VHA).	Ongoing (2023)	Ongoing. Added a second legal aid provider to the local Resource Guide to expand the availability of this service. Developing a new framework to mediate just cause evictions.
Program F 1.1.2: Analysis of Impediments	Coordinate efforts to further fair housing and equal opportunity through an update and revision of the local Analysis of Impediments to Fair Housing document (AI), as required by the U.S. Department of Housing and Urban Development (HUD). (VHA).	Ongoing (2021)	Updating Analysis of Impediments June 2021.
Program G 1.1.1: Housing Rehabilitation Program	Provide funds to assist very low-, low-, and moderate-income households to undertake repairs to their homes to bring them into a good state of repair and maintain them as viable units in the local housing stock. (VHA)	Ongoing	Ongoing. Released RFP in 2020 to hire an operator to administer an owner occupied rehab program.

Program G 1.1.2: Neighborhood Amenities	Evaluate proposals for higher density residential development to determine what, if any, project-serving retail or services could be incorporated into the project or concurrently developed adjacent to the project which would offer residents the ability to meet their everyday needs easily and efficiently.	Ongoing (2023).	Ongoing.
Program G 2.1.1: Code Enforcement Program	Continue to aggressively enforce existing codes through its Code Enforcement Program, utilizing all available authorities to compel property owners to correct code violations.	Ongoing (2023).	Ongoing. Continuing code enforcement and neighborhood law program.
Program: G 3.1.1: Capital Improvement Program	When updating capital improvement projects, collaborate with Vallejo Flood and Wastewater District to allocate resources to rehabilitate and/or replace infrastructure in older neighborhoods whose infrastructure is approaching obsolescence. (VPW).	CIP Update Annually	Meet quarterly; CIP update accordingly.
Program G 4.1.1: Rental Property Inspection Program	Present a resolution of intention to the City Council regarding a rental property inspection program.	Implement program by late 2015.	After conducting a cost study, this program for market rate units was determined to be financially infeasible. An alternate inspection model is being explored with the Housing Authority, Fire Department and Building Division, recommend 2023.
Program G 4.1.2: Crime Prevention Program (Crime Free-Multi-Housing Program)	Continue the crime-free rental housing program to target and help rehabilitate existing and new multi-family complexes. Work with the Police Department to evaluate multi-family complexes and provide rehabilitation and surveillance recommendations to address crime and safety and to promote the implementation of Crime Prevention through Environmental Design (CPTED) strategies.	Reinstate existing program end of 2015.	Program suspended in 2020, and transitioning from the Crime Free Multi-Housing Program (CFMHP) to the Vallejo Community Public Safety Program (VCPS) that will lead public safety information meetings, share crime data, crime prevention practices, and other public safety information with local neighbors within each specified district.
Program G 5.1.1 Mills Act Program	Promote the use of Mills Act contracts to ensure the rehabilitation, maintenance, and preservation of historic resources through information located on the City's website.	Review as projects submitted	Ongoing.

Program H 1.1.1: Neighborhood Park Access Program	Encourage the development of public neighborhood or pocket parks for new subdivisions. As part of the Zoning Code update and other means, require that developers proposing to build parks and park facilities will do so concurrently with residential construction to ensure these amenities are available to existing and new residents within a reasonable amount of time from project approval.	As subdivisions are submitted; Zoning Code underway (2021)	Ongoing. Zoning code update in progress. Updated zoning code anticipated to go to council March 2021 for approval. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals.
Program H 1.1.2: Neighborhood Services	Evaluate, and if appropriate, encourage the development of services, such as child-care centers, within or adjacent to neighborhoods that will allow residents to minimize vehicle trips and access services close to home. Incorporate neighborhood serving uses into the Zoning Code update.	As plans are submitted; Zoning Code underway (2021)	Ongoing. Zoning code update in progress. Updated zoning code anticipated to go to council March 2021 for approval. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals.
Program H 2.1.2: Downtown Vallejo Specific Plan and Sonoma Boulevard Specific	Implement the Downtown Vallejo and Sonoma Boulevard Specific Plans to introduce high-density mixed-use housing while revitalizing existing retail and commercial areas. Encourage the development of affordable housing units to implement residential development as part of the Specific Plan goals.	As projects are submitted; SBSP 2017; Zoning Code underway (2021)	Ongoing. Zoning code update in progress. Updated zoning code anticipated to go to council March 2021 for approval. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals.
Program H 2.1.3: Live/Work Ordinance	Continue to permit live/work unit applications with an administrative review process to facilitate the development of live/work units.	As projects are submitted.	Ongoing. Updating Residential Zoning Code and Design Review Procedures.
Program H 2.1.4: Transit-Oriented Development (TOD)	Implement the goals of the Mare Island Specific Plan, Waterfront Planned Development Master Plan, and Sonoma Boulevard Specific Plan to implement transit-oriented development. Rezone underutilized areas near transit stops or along major transit corridors as mixed-use and offer regulatory incentives, such as relaxed development standards, building setbacks, height, FARs, and parking, to encourage transit-oriented development.	Ongoing (2023); SBSP 2017; Zoning Code underway (2021)	Ongoing. Zoning code update in progress. Updated zoning code anticipated to go to council March 2021 for approval. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals.

Program H 3.1.1: Design Review	With the Zoning Code update, establish design review criteria, or rely on form-based code in FBC areas, to use in determining whether proposed infill projects are compatible with the existing neighborhoods in which they are proposed.	Zoning Code underway (2021)	Ongoing. Zoning code update in progress. Updated zoning code anticipated to go to council March 2021 for approval. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals.
Program H 3.1.2: Design Guidelines for Housing Quality	Establish residential design guidelines, or rely on form-based code in FBC areas, to ensure residential development projects are consistent with the goals of this Housing Element, produce better housing and neighborhoods, and improve the quality of life for existing and future Vallejo residents.	Zoning Code underway (2021)	Ongoing. Zoning code update in progress. Updated zoning code anticipated to go to council March 2021 for approval. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals.
Program I 1.1.1: Energy Conservation Partnership Program	Continue and establish partnerships with local utility providers and other organizations to promote participation in available energy efficiency programs (e.g. BayREN, HERO and California First, PACE, Rising Sun's California Youth Energy Services (CYES); PG&E Comfort Home Program; rebates for energy-efficient appliances). (VBD).	Ongoing	In progress.
Program I 1.1.2: Green Building Code	Enforce the Green Building Code (Cal-Green) to facilitate the implementation of green building features in new housing units, including possible developing a brochure which would provide developers with a range of green building design features to choose from that will satisfy the requirements of the ordinance. (VBD).	Develop brochure by Dec. 2017. Include Green Building Code Fact Sheet with every developer application and landlord packet.	Ongoing; in progress.
Program I 1.1.3: Incentives for Green Building	Provide incentives, such as project expediting and a study of fee reductions, to encourage the implementation of features that exceed Cal-Green standards. (VBD, VPD)	Develop incentives by Dec. 2018.	Ongoing; in progress.

Table E

Jurisdiction	Vallejo	
Reporting Period	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Table F

Jurisdiction	Vallejo	
Reporting Period	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income									

Table G

Jurisdiction	Vallejo	
Reporting Period	2020	(Jan. 1 - Dec. 31)

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

[illegible]

Table H

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

[illegible]

Summary

Jurisdiction	Vallejo	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		41
Total Units		41

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	50
Number of Proposed Units in All Applications Received:	51
Total Housing Units Approved:	51
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

LEAP Reporting

Jurisdiction	Vallejo	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	-
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[illegible]

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	5
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		96
Total Units		101

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate	Deed Restricted	41
	Non-Deed Restricted	0
Total Units		41

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		17
Total Units		17

DATE: March 1, 2021
TO: Chair and Members of the Planning Commission
FROM: Cesar Orozco, Associate Planner
Christina Ratcliffe, Interim Planning and Development Director
SUBJECT: **ADOPT RESOLUTION RECEIVING THE GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT CALENDAR YEAR 2020 AND RECOMMENDING THE COUNCIL ACCEPT SAME AND DIRECT SUBMITTAL TO THE STATE**

RECOMMENDATION

Adopt resolution receiving and recommending the City Council accept the attached Annual Progress Report (APR) and direct staff to submit the APR to the California Department of Housing and Community Development (HCD) and the California Office of Planning and Research (OPR).

REASONS FOR RECOMMENDATION

State law requires that all cities (including Charter cities) provide APRs on the status of their General Plan, Housing Element. The City of Vallejo (City) will meet that requirement with submittal of the attached APR to HCD and OPR. In addition, submittal of the APR will help make the City more competitive in applying for State and regional grants.

BACKGROUND AND DISCUSSION

California Government Code Section 65400 requires cities and counties to adopt a General Plan for development within their boundaries that includes implementation strategies of the General Plan Goals.

State law also requires cities and counties to provide an annual report by April 1st to OPR and HCD on the progress of implementing its General Plan. In addition, a separate Report on the progress made in meeting the Housing Element goals, including progress on the Regional Housing Needs Allocation (RHNA), as well as local efforts to remove governmental constraints to the maintenance, improvement, and development of housing.

The City Council adopted the current 5th cycle Housing Element for the 2015-2023 period on May 26, 2015, and HCD subsequently certified compliance of the Housing Element. The Housing Element demonstrates how the City is addressing housing needs based on progress on our RHNA. While the Housing Element must address specific statutory requirements, it is also intended to reflect local community values and priorities.

This year, Government Code Section 65400(a)(2)(J) also requires that cities which have received a Local Government Planning Support Grant to note those awards and provide a basic list of information as part of their APR.

Staff has prepared the attached APR (see Exhibit A attached to the Resolution) for review by the Planning Commission, in compliance with State requirements. By complying with State law, the City will be eligible and/or more competitive for certain funding opportunities, including LEAP and REAP grants, Caltrans' recent Senate Bill 1 planning grants, and the Metropolitan Transportation Commission's One Bay Area Grant program.

FISCAL IMPACT

City Council acceptance of the APR and submission of the APR to HCD will have no direct or immediate

fiscal impact on the City. However, these actions may benefit the City's finances in the future by making it eligible and/or more competitive for certain grants, and by supporting future development.

ENVIRONMENTAL REVIEW

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378, 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.

Attachments

1. Annual Progress Report
2. Resolution Recommending City Council Acceptance of APR

CONTACT

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Annual Progress Report on the General Plan 2020

City of Vallejo
Planning and Development Services
555 Santa Clara Street
Vallejo, CA 94590

<u>Table of Contents</u>	<u>Page Number</u>
1. Introduction	2
2. Background	2
a. Community and People	2
b. Nature and the built Environment	3
c. Economy, Education and Training	4
d. Mobility, Transportation and Connectivity	4
3. DATE OF ACCEPTANCE BY LOCAL LEGISLATION BODY	5
4. GENERAL PLAN IMPLEMENTATION	5
5. HOUSING ELEMENT ANNUAL PROGRESS REPORT	6
6. GENERAL PLAN AMENDMENTS	6
7. MAJOR DEVELOPMENT APPLICATION PROCESSED	7
8. LOCAL GOVERNMENT PLANNING SUPPORT GRANTS	7

1. INTRODUCTION

As requested by Government Code Section 65400 (b), every City must submit an Annual Progress Report (APR) to their legislative body, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) on the implementation status of their General Plan. The annual report must also include discussion on the City's progress in providing its required share of affordable housing pursuant to Government Code Section 65584 and its efforts to remove governmental constraints for the maintenance, improvement and development of affordable housing per Section 65583.c(3) of the California Government Code.

This General Plan Annual Progress Report covers the period from January 1, 2020 to December 31, 2020.

The purpose for the APR is to assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goal, policies and implementation measures contained in the General Plan; and to provide information regarding local agency progress in meeting its share of regional housing needs.

2. BACKGROUND

On August 29, 2017, Vallejo's City Council adopted the City's current General Plan for implementation. The General Plan has 10 elements contained within four separate chapters: Community and People, Nature and Built Environment, Economy, Education and Training and Mobility, Transportation and Connectivity. The General Plan contains the seven state-required elements which are land use, circulation, housing¹, conservation, open space, safety and noise and three optional elements are healthy community, arts and culture, historic preservation and economic development.

The General Plan is the City's vision is one anchored by a vibrant downtown and waterfront, which together are a focus of local life and a regional tourist attraction. The process of preparing the General Plan took place in 2012 as the City embarked on a program to bring its 1980s General Plan up to date so that it could meet future challenges. The process resulted in the following 19 key principles designed to improve the quality of development and the long-term fiscal health of the City so that it can remain an attractive place to live and work:

a. Community and People

1. **Pride in Identity.** Vallejo takes pride in its identity, natural setting, and history. Its residents, businesses, and government value the City's maritime heritage, cultural diversity, neighborhoods, and thriving arts community—and their links to the region and the world.
2. **Strong Community Bonds.** Vallejo builds strong community bonds at the neighborhood level, with activities and recreational opportunities for youth, local festivals, and a strong culture of volunteering, positive role models, and leadership programs.
3. **Safe City.** Vallejo is a safe place for everyone. Residents and businesses in every neighborhood collaborate with each other and with responsive law enforcement to promote personal safety.

4. **Caring and Equitable Community.** Vallejo treats everyone with compassion, dignity, and fairness and supports stable, diverse neighborhoods. It is a caring community where everyone has access to services, jobs and housing and shares in the vitality and prosperity of the community.
5. **Collaborative Civic Engagement.** Vallejo identifies its challenges and takes constructive actions to address them. It is a place with strong, collaborative partnerships between government, residents, and local businesses and where challenges are addressed proactively, drawing on lessons learned from their own experience and from other communities.
6. **Active, Participatory Community.** Vallejo supports and depends on active community participation. Vallejo provides timely and understandable information on planning issues and projects, and community members participate directly in shaping plans and policies for the city's future.
7. **Healthy Community.** Vallejo promotes the health of its residents and recognizes the value of a proactive, preventative approach to health. All Vallejo neighborhoods have easy access to healthy food, including organic food and locally grown food from school and community gardens.

b. Nature and the Built Environment

8. **Beautiful City.** Vallejo values and showcases the City's beauty, historic character, compatible architecture, abundant trees, and local ecology. Gateways into the community make positive, welcoming impressions, and Vallejo's pride is displayed on every block in the way people care for their homes, gardens, businesses, and neighborhoods.
9. **A Place People Want to Be.** Vallejo's vibrant downtown, attractive waterfront and open spaces, livable neighborhoods, and varied destinations draw people from the Bay Area and beyond. Vallejo is a place where people of all ages want to be, day and night—to live, work, shop, and recreate.
10. **Iconic Waterfront.** Vallejo treasures its waterfront as a centerpiece of the community, with a promenade, multi-use trails, natural open space, and access to water activities. It is a place for community gathering, exercising, socializing, shopping, dining out, and having fun.
11. **Environmental Stewardship.** Vallejo pursues and promotes environmental education; protects and manages its watersheds, wetlands, and wildlife habitats; and embraces businesses and industries that are sensitive to the environment. It is a community where environmental stewardship is an asset that attracts people and businesses.
12. **Sense of Place.** Vallejo values its special character and unique sense of place in its dramatic waterfront setting, varied topography, city-wide views, historic districts, maritime heritage, and favorable weather.

c. Economy, Education and Training

13. **Good Jobs, Education, & Training.** Vallejo provides people with good jobs and its young people with job training and the education they need to succeed. Vallejo embraces innovations in education, and the city's excellent educational institutions and trade schools play a prominent role in its economic vitality and community life.

14. Innovation, Entrepreneurship, & Successful Local Businesses. Vallejo welcomes innovative businesses and fosters entrepreneurship. It is a community that capitalizes on new technologies, community assets, and local knowledge – while helping local businesses to succeed.
15. Economic Development Aligned with Natural Environment. Vallejo values economic development and aligns well-designed projects with the protection and enhancement of environmental resources. It is a community where sustainable development is efficiently processed and provides broad benefits that serve community needs and enhance the quality of life.
16. Stable, Strong, & Diverse Economy. Vallejo is characterized by fiscal stability; a strong, diverse economy, including health care, education, and manufacturing; and efficient use of its lands and waterways. Vallejo's unique setting, community character, and favorable weather are major resources for economic expansion, including tourism and entertainment.

d. Mobility, Transportation and Connectivity

17. Regional Transportation Hub. Vallejo provides excellent and affordable connections to the surrounding region for people and goods. It is a regional transportation hub – by rail, road, ferry, transit, bicycle, and on foot.
18. River & Bay City. Vallejo's waterways provide transportation and recreational opportunities and are recognized for their important role in the broader ecosystem.
19. Interconnected, Mobile Community. Vallejo is an interconnected, cohesive community from east to west and north to south, where traveling by foot, bicycle or transit is efficient, easy, safe, and fun. Vallejo offers a range of convenient, affordable, and eco-efficient mobility options for residents and visitors.

The General Plan sets forth the City's policies regarding the types and locations of future land uses and activities. It describes the desired character and quality of Development as well as the process for how development should be proceed. Thus, in creating the current General Plan, the City of Vallejo went through a process that ascertained the community's values for future land uses and activities, and balanced these values with market factors, city revenues, environmental constraints, and private property rights.

The City of Vallejo General Plan reflects the aspiration and values of Vallejo's residents and their elected representatives. The City Council and Planning Commission use the Plan in consideration land use and planning-related decisions. City staff uses the Plan on a day-to-day basis to administer and regulate land use and development activity. Citizens can use the plan to understand the City's approach to regulating development, protecting resources, and upholding community values.

3. DATE OF ACCEPTANCE BY LOCAL LEGISLATION BODY

The 2020 General Plan annual update was taken before the Planning Commission for a recommendation to City Council on March 1, 2021. City Council directed staff to submit the General Plan and Housing annual update on March 23, 2021.

4. GENERAL PLAN IMPLEMENTATION

The following subsections represent the progress the City's Departments have made towards implementing the actions of their General Plan during the 2020 reporting period.

1. Public Works Department

a. Community and People

- i. **Policy CP-1.7:** Green Space. Promote community physical and mental health through provision and preservation of the urban forest, natural areas, and “green” infrastructure (i.e. best practices water management).
 - 1. Proposed projects will be to rehab the welcome center at Hiddenbrooke Parkway, remove and replace existing landscaping and update irrigation along the north and south side of Hiddenbrooke Parkway and Glen Cove Parkway (Project ID: PWL001, PWL002, PWL006).
- ii. **Policy CP-1.15:** Water Quality. Maintain and improve water quality in a way that provides public and environmental health benefits.
 - 1. Proposed project to build trash enclosures at City Hall and the Ferry Building to keep public and waterways safe from trash (PW9409).

b. Nature and Built Environment

- i. **Policy NBE-1.7:** Green Infrastructure. Encourage the installation of green infrastructure, including tools such as permeable pavement, rain gardens, constructed wetlands, grassy swales, rain barrels and cisterns, and green roofs, to treat stormwater, attenuate floods, increase groundwater recharge, and reduce urban heat islands.
 - 1. Proposed project will complete a citywide tree inventory and develop an Urban Forest Management Plan to establish a citywide commitment to a healthy, growing urban forest in the City of Vallejo (Project ID PW9428).
- ii. **Policy NBE-1.13:** Community Preservation. Encourage high standards of property maintained and rapid abatement of conditions contributing to blight.
 - 1. Proposed project will reinforce a retaining wall with tiebacks to reduce risk to pedestrian safety at 602 Capitol Street, Repair failing brick work of building 46A (Project ID PW9429).

c. Economy, Education and Training

- i. **Policy EET-1.3:** Visitor Destination: Make Vallejo an important visitor destination in the Bay Area.
 - 1. The project is for the rehabilitation of the Mare Island Cemetery and the possible transfer of ownership back to the Federal Government (Project ID PW9418).
- ii. **Policy EET-1.9:** Municipal Services. Provide robust, high-quality municipal services and build revenue to achieve a self-sustaining model of funding.
 - 1. The proposed project includes performing work on facilities owned by the City (Project ID: PWC111)

d. Mobility, Transportation and Connectivity

- i. **Policy MTC-1.5:** Regional Trail Network. Continue to participate in efforts to complete the regional trail networks through Vallejo.
 - 1. Proposed Class 1 Vallejo Bluff Trail, would close gap in three major regional trails (San Francisco Bay Trail, The Bay Area Ridge Trail and California Delta Trail) (Project ID CE001)
- ii. **Policy MTC-2.1:** Safety First. Prioritize pedestrian, bicycle, and automobile safety over traffic flow, and **Policy MTC- 2.4:** Citywide Mobility. Maintain a transportation network that provides for all ages and abilities and for all areas of the community, **Policy MTC-2.6:** Pavement Condition. Improve street pavement condition in Vallejo, prioritizing neighborhood corridors and arterials, **Policy MTC-2.7:** Complete Street. Increase accessibility for and use of streets by pedestrians, bicyclist and transit riders.
 - 1. Proposed project is to review which roadways in the City are good candidates for reducing number of lanes, reduce the number of travel lanes on Redwood Street, Sacramento Street, and reconstruction projects will consist of pavement rehabilitation, removal and replacement of non-compliant ADA curb ramps, sidewalks, curb and gutter (Project ID PW9731, PW9729, PW9703).

2. Water Division

a. Community and People

- i. **Policy CP-1.13:** Clean Water. Provide a safe, adequate water supply City Wide.
 - 1. Proposals to replace and upgrade of the sedimentation and flocculation facilities at the Fleming Hill Water Treatment, replace water meters and meter reading technology, annual transfer to Finance Department to support new Enterprise Resource Planning Project, annual replacement of pipes, and rehab and/or replace the Gordon Valley Water Main (Project ID: WT7104, WT7105, WT7106, WT7107, WT7108, WT7109, WT7110, WT7111).

3. Planning Division

a. Nature and Built Environment

- i. **Policy NBE-1.8:** Urban Forest. Encourage planting of street trees and landscaping to beautify the city, encourage walking and biking, and create a stronger sense of identity.
 - 1. New developments are encouraged to plant new trees, shrubs, and groundcovers both contributing to the beautification of Vallejo and the contribution to an urban forest (Project # SD19-0003, UP19-0002, LR19-0005).
- ii. **Policy NBE-2.2:** Inviting Gateways. Establish gateways that proudly announce entry to Vallejo with high-quality, similarly themed design and/or landscaping.
 - 1. Creating and establishing the northern gateway to Vallejo by adding new landscape (Project # SD19-0003, UP19-0002, LR19-0005).

- iii. **Policy NBE-2.8:** Infill Development. Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses.
 - 1. Taking underutilized sites with infrequent activity and minimal exterior improvements. The project's adaptive reuse of the building as an active residential development with high-quality site and building improvements make the property compatible with both existing and anticipated residential and commercial uses in the vicinity Project # SD19-0003, UP19-0002, LR19-0005).
- b. Economy, Training and Education
 - i. **Policy EET-1.13:** Data and Information Systems. Invest in data and mapping capabilities to realize sustainable economic development and evaluate potential environmental impacts.
 - 1. Creating and implementing a new GIS Mapping tool to be used by the whole City and the Public.
 - ii. **Policy EET-2.3:** Customer Service. Maintain a customer-and-business friendly environment in Vallejo.
 - 1. Continue to have a customer service environment during the pandemic with limited City Hall hours and providing meetings via zoom.
- 4. Fire Department
 - a. Community and People
 - i. **Policy CP-5.4:** Workforce Diversity. Promote diversity in the workplace, including equal opportunities for economically, physically, and socially disadvantaged people.
 - 1. Secured SAFER grant for 12-Firefighters.
 - b. Nature and Built Environment
 - i. **Policy NBE-5.2:** Community Preparedness. Increase public awareness of City emergency preparedness programs and resources.
 - 1. The fire department published two emergency preparedness booklets that is available to the public.
- 5. Police Department
 - a. Community and People
 - i. **Policy CP-1.5:** Active Recreation Programming. Support and expand active recreation programs in Vallejo.
 - 1. Hosted and participated in community events and outreach: 911 for Kids Program, Late-Night Basketball, Youth Reading Program, Kicks for Hope, School Attendance Incentive Campaign, K-9 trail and Shop with a Cop.
 - ii. **Policy CP-3.1:** High Quality Education. Foster high quality schools that enhance civic pride.
 - 1. Grow youth opportunities by increased hourly for police cadets for competitiveness in local market and added significant updates to the cadet program in preparation for the police academy and participate in the Youth Intern program at the City during the summer and winter.

- iii. **Policy CP-5.4: Workforce Diversity.** Promote diversity in the workplace, including equal opportunities for economically, physically, and socially disadvantaged people.

- 1. New recruits hired to add additional police officers on the force.

- b. Economy, Training and Education

- i. **Policy EET-2.3: Customer Service.** Maintain a customer-and-business friendly environment in Vallejo.

- 1. Hired a new Public Information Office to increase social media presence and enhance communication to community with cohesive messaging from department, launched six new neighborhood watch groups.

- c.

5. HOUSING ELEMENT ANNUAL PROGRESS REPORT

California Government Code Section 65400 requires cities and counties to adopt a General Plan for development within their boundaries that includes, among other things, a Housing Element. The Housing Element is a comprehensive statement of the jurisdiction's housing needs and proposed actions to meet those needs at all income levels.

The City Council adopted the current 5th cycle Housing Element for the 2015-2023 period on May 26, 2015, and HCD subsequently certified compliance of the Housing Element with State requirements. The Housing Element demonstrates how the City is addressing regional housing needs based on an allocation (RHNA). While the Housing Element must address specific statutory requirements, it is also intended to reflect local community values and priorities via community input.

Following is a summary of key information of the HCD Annual Progress Report:

1. Table A documents the number of housing units for which entitlement applications were deemed complete. The City deemed complete a total of 51 units.
2. Table A2 documents the number of units receiving land use entitlements, building permits and certificate of occupancy. The City entitled 274 units, issued building permits for 41 units, and issued certificates of occupancy for 17 units. All the units were single-family dwellings, multi-family or accessory dwelling units.
3. Table B documents the City's progress toward meeting its RHNA goals. Including the 41 units completed in 2020, the City has produced 251 units (22.6 percent) toward its total RHNA of 1,111 units. All of these units are in the Moderate or Above Moderate Income category, which accounts for 439 units of the total RHNA.
4. Table C documents sites identified or rezoned to accommodate shortfall housing need. There were no such sites in 2018.
5. Table D describes the progress of the various programs and activities identified in the Housing Element. These are mostly executed by the City's Planning Division and the Vallejo Housing Authority. As indicated in the table, most programs and activities are ongoing or in progress. A number of programs involve changes to density, parking, and other development standards; these changes will be addressed in the City's new zoning ordinance, which is currently underway and anticipated to be completed in early-2021.

6. Table E documents projects receiving a commercial development bonus pursuant to Government Code Section 65915.7. There were no such projects in 2020.
7. Table F documents units rehabilitated, preserved and acquired for alternative adequate sites pursuant to Government Code section 65583.1(C)(2). There were no such sites in 2020.
8. Table G documents locally owned lands included in the Housing Element sites inventory that have been sold, leased or otherwise disposed of. There were no such sites in 2020.

6. GENERAL PLAN AMENDMENTS

On January 14, 2020, the City Council adopted via Resolution No.19-13 to amend the General Plan Land Use map to facilitate the use of an existing building for a police station. The change of the General Plan designation from Business/Limited Residential to Public Facilities and Institutions.

Additionally, on January 14, 2020, the City Council adopted via Resolution No.19-14 to amend the General Plan Land Use Map and identify Mare Island Causeway Bike (route) facility. The correction to the General Plan 2040 Land Use Map was to correct previously improperly designated parcels, particularly those at the edge of two adjacent areas and/or align the General Plan 2040 Land Use Map with existing uses. The identification of the existing Mare Island Causeway bike route was to identify the existing Class III bike route along with the planned/proposed Class I designation.

7. MAJOR DEVELOPMENT APPLICATION PROCESSED

The following major development applications were processed and approved between the report year of January 1, 2020 to December 31, 2020:

1. Fairview at Northgate: 51.3-acre parcel subdivided into three different sites: 18 acres to relocated and expanded the existing Costco, 4 acres of general retail, 22 acres to 178 single family homes and 6 acres for an open space corridor.
2. 700 Fairgrounds Drive: Multifamily residential development that included a 47 apartment units on a 0.94-acre parcel of land. The project was a "by right project" filed pursuant to Senate Bill (SB) 35 (California Government Code Section 65913.4: Ministerial approval of infill affordable housing projects). The project also allocated 10 percent or five units for Low Income (50 to 80 percent of Area Median Income).

8. LOCAL GOVERNMENT PLANNING SUPPORT GRANTS

The City of Vallejo received a \$500,000 Local Early Action Planning (LEAP) Grant from the State of California. The purpose of the monies was three fold:

1. Sixth Cycle Housing Element: Development of Housing Element and Housing Policies. Approximate cost \$175,000.
2. General Plan Amendment to allow compliance with Senate Bill 743 Vehicle Miles Travelled (VMT): Approximate cost \$200,000.
3. Climate Adaptation Plan: To address the City of Vallejo's extensive range of climate change vulnerabilities in response to predicted Sea Level Rise and to streamline future development including housing production. Approximate cost \$200,000.

The balance of the costs exceeding \$500,000 will be met by a Caltrans grant, also secured by the City of Vallejo in 2020.

ATTACHMENTS

A. HCD – Housing Element Annual Report

Table A

Jurisdiction	Vallejo	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A																				
Housing Development Applications Submitted																				
Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5								6	7	8	9	10
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes ⁺	
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	51	51	51	0	0	
	0074-023-060	123 Woodrow Ave.			ADU	R	1/30/2020							2	2	2		No		
	0056-146-210	900 Carolina St.			ADU	R	1/21/2020							1	1	1		No		
	0067-282-010	101 Volcano Ct.			ADU	R	1/30/2020							1	1	1		No		
	0071-242-050	33 Romine Way			ADU	R	4/15/2020							1	1	1		No		
	0056-044-040	527 Indiana St.			ADU	R	4/29/2020							1	1	1		No		
	0053-191-200	110 Toyon Dr.			ADU	R	5/13/2020							1	1	1		No		
	0056-063-030	1031 Indiana St.			ADU	R	5/28/2020							1	1	1		No		
	0072-053-260	880 Ashwood Ave			ADU	R	6/9/2020							1	1	1		No		
	0056-212-130	930 York St			ADU	R	6/9/2020							1	1	1		No		
	0068-242-130	112 St. Marys Place			ADU	R	6/16/2020							1	1	1		No		
	0059-062-150	24 Tuolumne St.			ADU	R	5/27/2020							1	1	1		No		
	0068-183-080	148 Simonton St			ADU	R	6/22/2020							1	1	1		No		
	0051-234-340	240 Nebraska St			ADU	R	6/18/2020							1	1	1		No		
	0053-143-190	1245 Valle Vista Ave			ADU	R	6/23/2020							1	1	1		No		
	0057-155-140	2012 Florida St			ADU	R	6/23/2020							1	1	1		No		
	0061-071-100	507 Winchester St			ADU	R	6/23/2020							1	1	1		No		
	0059-114-140	116 Muller St			ADU	R	6/23/2020							1	1	1		No		
	0057-062-110	1932 Tennessee St			ADU	R	6/29/2020							1	1	1		No		
	0051-232-230	114 Nebraska St			ADU	R	7/3/2020							1	1	1		No		
	0056-205-140	830 Georgia St			ADU	R	7/9/2020							1	1	1		No		
	0067-314-250	384 Meadows Dr			ADU	R	7/9/2020							1	1	1		No		
	0054-103-180	2318 Napa St			ADU	R	7/13/2020							1	1	1		No		
	0057-052-020	1733 Illinois St			ADU	R	7/15/2020							1	1	1		No		
	0081-113-080	171 Suffolk Ln			ADU	R	7/17/2020							1	1	1		No		
	0081-113-080	171 Suffolk Ln			ADU	R	7/17/2020							1	1	1		No		
	0059-092-180	118 Buss Ave			ADU	R	7/21/2020							1	1	1		No		
	0069-203-070	1419 Rollingwood Dr			ADU	R	7/27/2020							1	1	1		No		
	0057-121-060	1833 Louisiana St			ADU	R	8/3/2020							1	1	1		No		
	0068-411-050	832 Taper Ct			ADU	R	8/11/2020							1	1	1		No		
	0052-441-010	300 Phoenix Cir			ADU	R	8/25/2020							1	1	1		No		
	0067-065-590	160 Litchfield Ct			ADU	R	9/1/2020							1	1	1		No		
	0057-191-260	306 Mayo Ave			ADU	R	9/3/2020							1	1	1		No		
	0057-117-090	1844 Ohio St			ADU	R	9/3/2020							1	1	1		No		
	0074-101-090	112 El Monte Ave			ADU	R	9/9/2020							1	1	1		No		
	0059-113-180	499 Wallace			ADU	R	8/24/2020							1	1	1		No		
	0052-061-530	205 B.W Williams Dr			ADU	R	9/23/2020							1	1	1		No		

	0059-063-300	130 Perkins Ave			ADU	R	9/24/2020								1	1	1		No	
	0059-072-050	117 Phelan Ave			ADU	R	10/21/2020								1	1	1		No	
	0056-016-020	215 Arkanss St			ADU	R	9/15/2020								1	1	1		No	
	0079-482-100	368 Sandy Nek Way			ADU	R	10/19/2020								1	1	1		No	
	0053-111-090	305 Hermosa Ave			ADU	R	10/29/2020								1	1	1		No	
	0059-063-040	1721 Georgia St			ADU	R	11/3/2020								1	1	1		No	
	0074-051-270	933 Benicia St			ADU	R	11/24/2020								1	1	1		No	
	0074-110-440	481 Reis Ave			ADU	R	11/24/2020								1	1	1		No	
	0052-021-110	367 Lofas Place			ADU	R	11/25/2020								1	1	1		No	
	0068-084-020	101 Falcon Dr			ADU	R	12/1/2020								1	1	1		No	
	0054-033-530	436 Washington St			ADU	R	12/8/2020								1	1	1		No	
	0054-033-530	436 Washington St			ADU	R	12/8/2020								1	1	1		No	
	0056-144-020	917 Florida St			ADU	R	12/8/2020								1	1	1		No	
	0071-062-020	1035 Castlewood Dr			SFD	O	3/3/2020								1	1	1		No	

Table B

Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	283											283
	Non-Deed Restricted												
Low	Deed Restricted	178											178
	Non-Deed Restricted												
Moderate	Deed Restricted	211											211
	Non-Deed Restricted												
Above Moderate		690		47	44	55	64	41				251	439
Total RHNA		1362											
Total Units				47	44	55	64	41				251	1111

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

Table C

Jurisdiction	Vallejo	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Cells in grey contain auto-calculation formulas

[illegible]

Table D

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Vallejo		
Reporting Year	2020	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program A 1.1.1: Housing Element Annual Review	Prepare an annual analysis of the City's progress in implementing the Housing Element, for submittal to City Council and HCD. Expand inventory of available sites to accommodate unmet need, as necessary	Annual	2016 annual review analysis submitted 2017 annual review analysis submitted 2018 annual review analysis submitted 2019 annual review analysis submitted 2020 annual review analysis submitted
Program A 1.1.2: Vacant Land Inventory and RHNA Monitoring	Maintain a vacant land inventory for residential, commercial, and industrially zoned parcels, and update inventory (site information) as projects are approved through the Planning Division. Annually review inventory to ensure enough land to meet the City's RHNA allocation through the 5th cycle planning period.	Ongoing (2023) and Annual	Completed in 2020. Vacant inventory list will be updated annually. Will reassess/refine approach as needed; concurrent with GIS upgrade/ Vacant land inventory and housing priority are discussed at the City's biweekly development pipeline meeting.

Program A 1.1.3: Mixed-Use Development	Encourage and facilitate residential development in mixed-use zones, particularly units affordable to extremely low-, low- and very low-income households. With General Plan update, Sonoma Blvd Specific Plan, and Zoning Code update, consider providing more flexibility for mixed-use development with residential units on the ground floor of certain commercial areas (except for storefronts abutting the public sidewalk) or under certain conditions. Facilitate the construction of residences in mixed-use developments and high density by: 1) discouraging the development of exclusively commercial projects in areas designated for mixed-use; 2) providing marketing materials on the City's website that delineate site opportunities for mixed-use and provide technical assistance for developers; 3) providing developers a predictable path to entitlement of mixed-use projects; 4) encouraging lot consolidation for mixed-use developments; and 5) establishing a protocol to monitor development interest and progress toward mixed-use development.	General Plan, Specific Plan adopted in 2017: Zoning Code underway (2021)	General Plan 2040 and Sonoma Blvd. Specific Plan was adopted August 2017. Zoning Code Update is in progress. The updated zoning code will be going to council for approval in March 2021.
Program A 1.1.4: High Density	As part of the General Plan update and Zoning Code update, increase density of high density residential from 27 to 30 units per acre.	Zoning Code underway (2021)	Zoning Code Update is in progress. The updated zoning code will be going to council for approval in March 2021. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals. Staff is proposing to increase density to a maximum of 40 units per acre.

Program A 2.1.1: Underutilized Commercial Land Conversion Program	With General Plan and Zoning Code update, expand opportunities for residential and mixed-use development. With Zoning Code update, offer regulatory incentives, such as expedited permit processing, for projects that contain an affordable housing component. Promote the availability of both underutilized sites and regulatory incentives through the City's website, during pre-application meetings, and during other relevant community outreach workshops/meetings. Monitor the supply of underutilized sites and evaluate whether the incentives are providing the necessary catalyst to ensure that development is occurring consistent with the RHNA needs. Make changes to this program to ensure that infill development remains a realistic and viable development strategy.	Study, site inventory 2015; General Plan 2017; Zoning 2021; Other ongoing.	Study, site inventory, promo materials in progress. General Plan 2040 adopted August 2017. Zoning code update in progress. The updated zoning code will be going to council for approval in March 2021. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals. Staff is proposing to allow more mix-use districts within corridors and highly transit areas. Other items ongoing.
Program A 3.1.1: Removal of Governmental Constraints	With Zoning Code update, review local regulations to remove or mitigate constraints on the production of housing, where possible, including: a) remove regulations requiring a major conditional use permit for multi-family housing; b) allow licensed group home and other residential facilities with 6 or fewer residents by right in residential areas accordance with State law; c) encourage housing suitable for extremely low-income households.	Zoning Code underway (2021)	Item (b) completed. Zoning code update in progress. Updated zoning code anticipate to go to council March 2021 for approval. ome of the changes include removal of constraints and streamline housing project approvals.
Program A 3.1.2: Density Bonus Amendment	With Zoning Code update, incentivize the development of affordable housing, including increased density allowances and reduced parking standards in compliance with State law.	Zoning Code underway (2021)	Zoning code update in progress. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals. Although the City does not have a density bonus ordinance, it follows Government Code Section 65915 when an applicant requests a density bonus. Staff is proposing to include the density bouns regulations within the zoning code update. Adopted relevant City policies regarding State Density Bonus Law.

Program A 4.1.1: Housing Marketing and Promotion	Facilitate the development of housing that is affordable to households with a wide range of incomes, particularly in the downtown area, by updating land use policies and regulations and marketing and branding the City as an investment opportunity for moderate and above moderate income households.	Op Zones on-going, and Zoning Code update underway (2021)	Zoning code update in progress. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals. Staff is proposing to allow more mix-use districts in within corridors and highly transit areas.
Program B 1.1.1: Section 8 Rental Subsidy Program (Tenant-Based)	Apply to HUD for vouchers, if available, for extremely low-, very low-, and low- income households, making extremely low-income households a priority. (VHA) Continue owner outreach efforts, including the Family Self-Sufficiency Program, a property manager meetings, regular presentations to the Solano Board of Realtors, and participation in the Napa/Solano Advisory Chapter of the California Apartment Association. (VHA) Continue to contract with gosection8.com, an online landlord listing service to attract new landlords. (VHA)	Ongoing	The City Council approved an increase of the Tenant Based Rental Assistance vouchers. The City Council also adopted housing strategy, which prioritized the establishment of a Self-Sufficiency Program to promote economic growth.
Program B 2.1.1: Below-Market-Rate Financing Program (New Construction)	Explore the feasibility of adopting a Housing Impact Fee that would assist in meeting Vallejo's "fair share" of Regional Housing Needs Allocations.	Annually Apply for affordable housing funds; ongoing	Applied for affordable funds for four of the City's pipeline projects. Ongoing.
Program B 2.1.2: Housing Impact Fee	Explore the feasibility of adopting a Housing Impact Fee that would assist in meeting Vallejo's "fair share" of Regional Housing Needs Allocations.	Ongoing (2023)	Established a housing strategy in 2020 to create a framework to establish policies that will create housing for an array of different income levels. Exploration/feasibility of HIA under consideration.
Program B 2.1.3: Commercial Linkage Fee	Explore the feasibility of a Commercial Linkage Fee that would provide an additional source of funding for affordable housing (i.e. jobs/housing nexus study).	Conducted in 2017	In progress.
Program B.2.1.4 Low-Moderate Income Housing Funds	Support very low- and extremely low-income housing development with RDA Successor Agency funds. Seek new funding sources for the development of affordable housing.	Ongoing	Ongoing.

Program B.2.1.5: Explore Additional Funding Opportunities	Seek additional funding for extremely low income rental housing from State and Federal resources, such as funding from the national Housing Trust Funds when funding becomes available, HOME funds, and CDBG.	Ongoing; Apply as funding becomes available	Applied for Homekey and NPLH funds in 2020.
Program C 1.1.1: Conversion Monitoring and Response Program	If City receives notice by owners of planned conversion of units to market rate, contact qualified and interested nonprofit organizations to begin developing plans to preserve, acquire, or replace the affordable units and notify tenants of affected properties of their rights, potential date of conversion, and options. Consider additional outreach such as hosting workshops and distributing updated information on the web. Contact owners at least two years prior to expiration date to determine best approach to keep the units affordable. Investigate the status of Ascension Arms to ascertain the risk of conversion to market rate, and take immediate action to prevent conversion.	Ongoing (2023)	Ongoing. Ascension Arms renewed affordability period with HUD for all units through March 1, 2027.
Program C 1.1.2: Below-Market-Rate Financing Program (Preservation)	Utilize available tax-exempt bond financing, CDBG, HOME funds, and Housing Authority reserves to assist housing operators to acquire and preserve as affordable units at risk of converting to market rates.	Ongoing (2023)	Ongoing.
Program C 2.1.1 Condominium Conversion Ordinance	With Zoning Code update, review the current condominium conversion regulations to consider their effectiveness to mitigate potential displacement of affordable units and to address complexes with approved condominium maps that are yet to be converted.	Zoning Code underway (2021)	Zoning code update in progress. Updated Zoning Code is anticipated to go to council in March 2012 for approval. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals.

Program D 1.1.1: First-Time Homebuyer Program	Continue the City's first-Time Homebuyer Program, with an intention to provide homeownership opportunities to 5 or more potential homeowners for households at or below 120 percent of the area median income. Consider establishing a program to give priority criteria to homes located in older neighborhoods to increase ownership investment in those areas.	Ongoing (2023)	Ongoing. CHDC selected in 2020 to provide homebuyer counseling and downpayment assistance.
Program D 1.1.2: Sweat-Equity Program for Homeownership	Consider implementing a program to provide financial subsidies to prospective homeowners in exchange for investing sweat equity in rehabilitating an existing home that is in need of significant repair. Consider targeting the program to foreclosed or blighted dwellings and working with a nonprofit organization such as Habitat for Humanity, which specializes in sweat-equity programs.	2017. In 2019 identify an affordable work force project for teachers working in local schools.	Council authorized staff to negotiate the acquisition of a site to construct workforce housing project.
Program D 1.1.3: Section 8 Homebuyer Assistance Program	Reinstate and administer a program offering homebuyer classes and financial assistance, assuming available HUD financing, to Section 8 recipients to help in the purchase of a home.	Ongoing (2023)	Online Educational Program, ongoing. Selected CHDC to provide homebuyer courses.
Program D 1.1.4: Family Self-Sufficiency Program	Administer the Family Self-Sufficiency Program, with a maximum number of participants set at 50.	Ongoing (2023)	Ongoing. City Council approved a housing strategy framework, prioritizing a Self-Sufficiency Program to increase economic growth for residents.
Program D 1.1.5: Mobile Home Permitting	With the Zoning Code update, clarify that a single mobile home or a manufactured house on a permanent foundation will be processed and permitted the same as conventional single family homes in all zoning districts.	Zoning Code underway	In progress. In 2019 launched an outreach campaign to increase FSS Program to an additional 23 eligible applicants. Zoning Code is underway. March of 2021 new Zoning Code will be going to council for approval.
Program E 1.1.1: Section 8 Rental Subsidy Program (Tenant Based, Special Needs)	Meet with service providers on an annual basis to discuss opportunities to expand supportive housing, affordable housing that provides on-site services to people who may need support to live independently, for special needs populations, e.g., formerly homeless individuals and families, people with HIV/AIDS or physical disabilities, and young people aging out of foster care.	Ongoing (2023); annual.	Service providers, developers, and landlord policy working group established recurring meetings.

Program E 1.1.2: Senior Housing Needs	Identify the existing and future housing needs of senior citizens and identify annual funding opportunities. Apply for funding to complete a senior needs survey annually and/or as Notice of Funding Available (NOFAS) are released. Meet with affordable housing/senior housing developers, senior stakeholder groups, and other senior housing advocates such as the Legal Services of Northern California on an annual basis to discuss available sites and senior needs in the community. With Zoning Code update, provide incentives to developers to provide housing, care choices, and age in place options for seniors of all income levels.	Meet regularly with developers; zoning update underway (2021)	Programs under consideration. Zoning code update in progress. Updated Zoning Code anticipated to go to council in March 2021 for approval. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals.
Program E 1.1.3: Homeless Needs	To identify the number of homeless persons, complete a Point in Time count to augment the HUD Continuum of Care Report 2013. Partner with agencies and other community organizations to pursue funding from available sources for homeless services. Annually apply for grants where appropriate or encourage/partner with local and regional nonprofit organizations that wish to apply for such grants.	Ongoing (2023).	Conduct Point in Time (PIT) in January. Last unsheltered PIT count, Jan 23, 2019. Jan 2021 PIT Count postpone due to COVID19, until Jan 2022. Applied for grants to operate Project Roomkey program. Worked county to establish a hotel voucher program.
Program E 1.1.4: Community Action Partnership of Solano County	Continue to be an active member on the Community Action Partnership of Solano County Board (CAP Solano), a joint powers authority, to coordinate homeless services and develop a regional response to homeless needs.	Ongoing (2023)	Ongoing. Working with local and county service providers.
Program E 1.1.5: Reasonable Accommodations	As part of the Zoning Code update, and as required by both the federal Fair Housing Act and the California Fair Employment and Housing Act, establish a procedure for allowing reasonable accommodation requests made by persons with disabilities for exceptions or modifications and other special considerations during the planning and building permit review process.	Zoning Code underway (2021)	Ongoing.

Program E 1.1.6: Universal Design	Inform homebuilders regarding Universal Design features that can be incorporated into new houses, condominiums, and townhomes, including on the Planning Division's website, at the Planning Division's information counter, and at the Building Division's permit counters	Ongoing (2023)	Ongoing.
Program E 1.1.7: Support for Persons with Developmental Disabilities	Explore successful models implemented in other Bay Area cities that encourage the creation of housing for persons with developmental disabilities. Seek outside funding sources for housing construction and rehabilitation specifically targeted for housing for persons with disabilities.	Ongoing	Ongoing
Program E 1.1.8: Employee Housing	With Zoning Code update, ensure local zoning, development standards and permitting processes comply with California Health and Safety Code Sections 17021.5 and 17021.6. Section 17021.5 for Employee Housing.	Zoning Code underway (2021)	Supporting CHDC which provides homebuyer counseling and downpayment assistance, expand program. Working with Factory OS/Holiday on Old Post Office Site and School District.
Program F 1.1.1: Housing Discrimination Monitoring and Referral Program	Publicize fair housing requirements and the availability of assistance (VHA). For Section 8 participants, accept and investigate complaints of housing discrimination and works with Fair Housing Napa Valley regarding the incidence of housing discrimination complaints on other cases (VHA).	Ongoing (2023)	Ongoing. Added a second legal aid provider to the local Resource Guide to expand the availability of this service. Developing a new framework to mediate just cause evictions.
Program F 1.1.2: Analysis of Impediments	Coordinate efforts to further fair housing and equal opportunity through an update and revision of the local Analysis of Impediments to Fair Housing document (AI), as required by the U.S. Department of Housing and Urban Development (HUD). (VHA).	Ongoing (2021)	Updating Analysis of Impediments June 2021.
Program G 1.1.1: Housing Rehabilitation Program	Provide funds to assist very low-, low-, and moderate-income households to undertake repairs to their homes to bring them into a good state of repair and maintain them as viable units in the local housing stock. (VHA)	Ongoing	Ongoing. Released RFP in 2020 to hire an operator to administer an owner occupied rehab program.

Program G 1.1.2: Neighborhood Amenities	Evaluate proposals for higher density residential development to determine what, if any, project-serving retail or services could be incorporated into the project or concurrently developed adjacent to the project which would offer residents the ability to meet their everyday needs easily and efficiently.	Ongoing (2023).	Ongoing.
Program G 2.1.1: Code Enforcement Program	Continue to aggressively enforce existing codes through its Code Enforcement Program, utilizing all available authorities to compel property owners to correct code violations.	Ongoing (2023).	Ongoing. Continuing code enforcement and neighborhood law program.
Program: G 3.1.1: Capital Improvement Program	When updating capital improvement projects, collaborate with Vallejo Flood and Wastewater District to allocate resources to rehabilitate and/or replace infrastructure in older neighborhoods whose infrastructure is approaching obsolescence. (VPW).	CIP Update Annually	Meet quarterly; CIP update accordingly.
Program G 4.1.1: Rental Property Inspection Program	Present a resolution of intention to the City Council regarding a rental property inspection program.	Implement program by late 2015.	After conducting a cost study, this program for market rate units was determined to be financially infeasible. An alternate inspection model is being explored with the Housing Authority, Fire Department and Building Division, recommend 2023.
Program G 4.1.2: Crime Prevention Program (Crime Free-Multi-Housing Program)	Continue the crime-free rental housing program to target and help rehabilitate existing and new multi-family complexes. Work with the Police Department to evaluate multi-family complexes and provide rehabilitation and surveillance recommendations to address crime and safety and to promote the implementation of Crime Prevention through Environmental Design (CPTED) strategies.	Reinstate existing program end of 2015.	Program suspended in 2020, and transitioning from the Crime Free Multi-Housing Program (CFMHP) to the Vallejo Community Public Safety Program (VCPS) that will lead public safety information meetings, share crime data, crime prevention practices, and other public safety information with local neighbors within each specified district.
Program G 5.1.1 Mills Act Program	Promote the use of Mills Act contracts to ensure the rehabilitation, maintenance, and preservation of historic resources through information located on the City's website.	Review as projects submitted	Ongoing.

Program H 1.1.1: Neighborhood Park Access Program	Encourage the development of public neighborhood or pocket parks for new subdivisions. As part of the Zoning Code update and other means, require that developers proposing to build parks and park facilities will do so concurrently with residential construction to ensure these amenities are available to existing and new residents within a reasonable amount of time from project approval.	As subdivisions are submitted; Zoning Code underway (2021)	Ongoing. Zoning code update in progress. Updated zoning code anticipated to go to council March 2021 for approval. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals.
Program H 1.1.2: Neighborhood Services	Evaluate, and if appropriate, encourage the development of services, such as child-care centers, within or adjacent to neighborhoods that will allow residents to minimize vehicle trips and access services close to home. Incorporate neighborhood serving uses into the Zoning Code update.	As plans are submitted; Zoning Code underway (2021)	Ongoing. Zoning code update in progress. Updated zoning code anticipated to go to council March 2021 for approval. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals.
Program H 2.1.2: Downtown Vallejo Specific Plan and Sonoma Boulevard Specific	Implement the Downtown Vallejo and Sonoma Boulevard Specific Plans to introduce high-density mixed-use housing while revitalizing existing retail and commercial areas. Encourage the development of affordable housing units to implement residential development as part of the Specific Plan goals.	As projects are submitted; SBSP 2017; Zoning Code underway (2021)	Ongoing. Zoning code update in progress. Updated zoning code anticipated to go to council March 2021 for approval. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals.
Program H 2.1.3: Live/Work Ordinance	Continue to permit live/work unit applications with an administrative review process to facilitate the development of live/work units.	As projects are submitted.	Ongoing. Updating Residential Zoning Code and Design Review Procedures.
Program H 2.1.4: Transit-Oriented Development (TOD)	Implement the goals of the Mare Island Specific Plan, Waterfront Planned Development Master Plan, and Sonoma Boulevard Specific Plan to implement transit-oriented development. Rezone underutilized areas near transit stops or along major transit corridors as mixed-use and offer regulatory incentives, such as relaxed development standards, building setbacks, height, FARs, and parking, to encourage transit-oriented development.	Ongoing (2023); SBSP 2017; Zoning Code underway (2021)	Ongoing. Zoning code update in progress. Updated zoning code anticipated to go to council March 2021 for approval. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals.

Program H 3.1.1: Design Review	With the Zoning Code update, establish design review criteria, or rely on form-based code in FBC areas, to use in determining whether proposed infill projects are compatible with the existing neighborhoods in which they are proposed.	Zoning Code underway (2021)	Ongoing. Zoning code update in progress. Updated zoning code anticipated to go to council March 2021 for approval. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals.
Program H 3.1.2: Design Guidelines for Housing Quality	Establish residential design guidelines, or rely on form-based code in FBC areas, to ensure residential development projects are consistent with the goals of this Housing Element, produce better housing and neighborhoods, and improve the quality of life for existing and future Vallejo residents.	Zoning Code underway (2021)	Ongoing. Zoning code update in progress. Updated zoning code anticipated to go to council March 2021 for approval. City Staff will evaluate opportunities to remove constraints and streamline housing project approvals.
Program I 1.1.1: Energy Conservation Partnership Program	Continue and establish partnerships with local utility providers and other organizations to promote participation in available energy efficiency programs (e.g. BayREN, HERO and California First, PACE, Rising Sun's California Youth Energy Services (CYES); PG&E Comfort Home Program; rebates for energy-efficient appliances). (VBD).	Ongoing	In progress.
Program I 1.1.2: Green Building Code	Enforce the Green Building Code (Cal-Green) to facilitate the implementation of green building features in new housing units, including possible developing a brochure which would provide developers with a range of green building design features to choose from that will satisfy the requirements of the ordinance. (VBD).	Develop brochure by Dec. 2017. Include Green Building Code Fact Sheet with every developer application and landlord packet.	Ongoing; in progress.
Program I 1.1.3: Incentives for Green Building	Provide incentives, such as project expediting and a study of fee reductions, to encourage the implementation of features that exceed Cal-Green standards. (VBD, VPD)	Develop incentives by Dec. 2018.	Ongoing; in progress.

Table E

Jurisdiction	Vallejo	
Reporting Period	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Table F

Jurisdiction	Vallejo	
Reporting Period	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income									

Table G

Jurisdiction	Vallejo	
Reporting Period	2020	(Jan. 1 - Dec. 31)

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

[illegible]

Table H

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

[illegible]

Summary

Jurisdiction	Vallejo	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		41
Total Units		41

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	50
Number of Proposed Units in All Applications Received:	51
Total Housing Units Approved:	51
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

LEAP Reporting

Jurisdiction	Vallejo	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	-
--------------------	----	---

[illegible]

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	5
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		96
Total Units		101

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate	Deed Restricted	41
	Non-Deed Restricted	0
Total Units		41

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		17
Total Units		17

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC 21-0001

**ACCEPTING THE 2020 GENERAL PLAN ANNUAL
PROGRESS REPORT AND RECOMMENDING THE COUNCIL
ACCEPT THE REPORT AND DIRECT STAFF TO SUBMIT THE
REPORT TO THE CALIFORNIA OFFICE OF PLANNING AND
RESEARCH (OPR) AND THE CALIFORNIA DEPARTMENT OF
HOUSING AND COMMUNITY DEVELOPMENT (HCD)**

WHEREAS, Government Code Section 65400 mandates that all cities and counties submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development (HCD) by April 1 of each year; and

WHEREAS, Government Code Section 65400(a)(2)(B) requires local planning agencies to provide by April 1st of each year an Annual Progress Report (APR) on the status of the Housing Element of the General Plan to the legislative body, the California Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD); and

WHEREAS, On March 1, 2021, the Planning Commission received and reviewed the Annual Progress Report and attachments.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF VALLEJO DOES
HEREBY RESOLVE AS FOLLOWS:**

Section 1. the Planning Commission of the City of Vallejo based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby recommend the City Council receive and accept the Annual Progress Report attached and incorporated by reference herein, and authorize staff to forward the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development pursuant to Government Code Section 65400(2)

I. VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 1st of March, 2021 by the following vote to-wit:

AYES: Chair Matulac, Vice-Chair Diohep, Commissioners Bowman, Cohen-Thompson,
Stamps and Palmares
NOES: None
ABSTAIN: None
ABSENT: None

DocuSigned by:

Diosdado Matulac

788AE630AB3401...

DIOSDADO MATULAC, CHAIRPERSON
City of Vallejo Planning Commission

DocuSigned by:

Christina Ratcliffe

7893C0F2C02241A...

CHRISTINA RATCLIFFE, SECRETARY
City of Vallejo, Planning Commission

Attachments:

- Exhibit A: Annual Progress Report 2020



DATE: March 23, 2021
TO: Mayor and Members of the City Council
FROM: Terrance Davis, Public Works Director
SUBJECT: **ADOPT RESOLUTION APPROVING PROJECT PLANS AND SPECIFICATIONS, AWARDING CONTRACT TO DREAM RIDE ENGINEERING, INC FOR THE JFK LIBRARY ELEVATOR MODERNIZATION PROJECT IN THE AMOUNT OF \$244,381.81 AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**

RECOMMENDATION

Adopt a Resolution approving the project plans and specifications for the JFK Library Elevator Modernization project, and authorizing the City Manager to execute a construction contract in the amount of \$244,381.81 with Dream Ride Engineering, Inc. dba Dream Ride Elevator, of Benicia, California, in accordance with the approved plans and specifications.

REASONS FOR RECOMMENDATION

This project is part of the City's efforts to repair, maintain and enhance its building's mechanical systems.

BACKGROUND AND DISCUSSION

The JFK Library was constructed in 1970. There are two elevators located in the JFK Library, The 'Staff' elevator (State ID No. 49871) and the 'Public' elevator (State ID No. 49872) located in the main lobby. The Staff elevator has been out of service for several years due to a leak in the underground hydraulic jack. The Staff elevator will be modernized with a new hydraulic jack and other modernization items to allow it to return to service. The Public elevator is still functional, however due to the failure of the underground hydraulic jack in the Staff elevator, a bid alternate was included to replace the hydraulic jack for the Public elevator. Staff has determined the bid alternate price for the replacement of the Public elevator's hydraulic jack should be accepted to prevent an unexpected failure of the Public elevator. The Staff elevator will be repaired and put back into service prior to taking the Public elevator out of service for repairs.

The Plans and Specifications, prepared with assistance from the consulting firm Elevator Consulting Associates, Inc. were completed under the direction of the City Engineer. The City advertised the project on November 2, 2020. At the same time, a notice to Contractors was issued and posted on the City's bid solicitation website.

On December 8, 2020, three (3) sealed bids were opened and publicly read. The apparent low bidder was Dream Ride Engineering, Inc. dba Dream Ride Elevator, of Benicia, California in the amount of \$176,881.81. All submitted bid documents appear to be complete and in order.

Bid Order Contractor

Total Base Bid

**Subject: ADOPT RESOLUTION APPROVING PROJECT PLANS AND SPECIFICATIONS, AWARDING
CONTRACT TO DREAM RIDE ENGINEERING, INC FOR THE JFK LIBRARY ELEVATOR
MODERNIZATION PROJECT IN THE AMOUNT OF \$244,381.81 AND AUTHORIZING THE
CITY MANAGER TO EXECUTE SAME**

Page 2

	Amount
1 Dream Ride Engineering, Inc. dba Dream Ride Elevator	\$176,881.81
2 Elevator Industries, Inc.	\$238,920.00
3 San Francisco Elevator, Inc.	\$385,807.00

Bidding for the project was divided into a Base Bid and an add alternate bid item. The Base Bid consisted of repairing and modernizing the Staff Elevator. The add alternate Bid Item was for replacement of the hydraulic cylinder for the Public Elevator. The bid documents stipulated that the low bidder would be determined based on a comparison of the base bid only. The City would then have the option of adding the add alternate bid item should funds be available. The add alternate bid received from Dream Ride Engineering, Inc. dba Dream Ride Elevator is as follows:

Base Bid	\$176,881.81
Add Alternate	\$67,500.00
Total	\$244,381.81

Based on available funding, staff recommends both the base bid and alternate be awarded.

On December 21, 2020, staff sent a Notice of Intent to Award to all plan holders stating the staff's recommendation to have the City Council adopt a resolution awarding the JFK Library Elevator Modernization FY 20/21.

The contract specifies that the schedule and duration of the work will be mutually agreed upon between the Contractor and the City. Work will commence once materials and personnel are available to efficiently complete the project. Staff will post signs and on the city website the elevator work schedule and the work on the Staff elevator will not impact the public. Prior to work on the Public elevator, notices will be posted to direct the public to use the Staff elevator.

FISCAL IMPACT

There will be no fiscal impact on the General Fund associated with this item, as it is being funded through the capital program funds.

Budget and expenditure projections for the project are as follows:

JFK LIBRARY ELEVATOR MONDERNATION PROJECT (PW9405)	BUDGET	EXPENDITURES
Fund 223: Long Term Maintenance	\$489,799.00	

**Subject: ADOPT RESOLUTION APPROVING PROJECT PLANS AND SPECIFICATIONS, AWARDED
CONTRACT TO DREAM RIDE ENGINEERING, INC FOR THE JFK LIBRARY ELEVATOR
MODERNIZATION PROJECT IN THE AMOUNT OF \$244,381.81 AND AUTHORIZING THE
CITY MANAGER TO EXECUTE SAME**

Page 3

Design		\$75,000.00
Construction Contract		\$ 244,381.81
Construction Contingency (15%)		\$40,000.00
Construction Management & Inspection (Staff)		\$50,000.00
Miscellaneous cost (newspaper, reproduction)		\$5,000.00
TOTALS	\$489,799.00	\$414,381.81

ENVIRONMENTAL REVIEW

City Planning has determined that this project would qualify for a Categorical Exemption under Section 15301. Existing Facilities, (e)(1) from the California Environmental Quality Act (CEQA). A CEQA Notice of Exemption will be filed with the Solano County Clerk.

ATTACHMENTS

1.	Resolution
2.	PW9405 Location Map
3.	PW9405 Vicinity Map

CONTACT

Terrance Davis, Public Works Director (707) 648-4301

Terrance.Davis@cityofvallejo.net

Melissa Tigbao, Asst. Public Works Director / City Engineer (707) 648-4085

Melissa.Tigbao@cityofvallejo.net

By:  for
Veronica A.F. Nebb
City Attorney

RESOLUTION NO. 21- _____ N.C.

**APPROVING PROJECT PLANS AND SPECIFICATIONS, AWARDING CONTRACT, AND
AUTHORIZING CITY MANAGER TO EXECUTE CONTRACT WITH DREAM RIDE
ENGINEERING, INC. dba DREAM RIDE ELEVATOR FOR THE JFK LIBRARY ELEVATOR
MODERNIZATION PROJECT FOR FISCAL YEAR 20/21**

WHEREAS, those certain plans and specifications for the JFK Library Elevator Modernization Project for Fiscal Year 2000/2021, located in the JFK Library Building at 505 Santa Clara Street ("Project"), prepared under the direction of the City Engineer of the City of Vallejo ("Plans and Specifications"), located in the City of Vallejo, County of Solano, California were presented to City Council at a regular duly noticed meeting; and

WHEREAS, bidding for the Project was divided into a base bid and an alternate bid item. The base bid was for repairing and modernizing the staff elevator and the alternate bid was for replacing hydraulic cylinders for the elevator used by the public in the JFK library;

WHEREAS, the City advertised for and received three base bids which were opened and publicly read on December 8, 2020; and

WHEREAS, Dream Ride Engineering, Inc. dba Dream Ride Elevator submitted the apparent lowest responsive and responsible base bid of \$176,881.81; and

WHEREAS, upon determination of the lowest responsive and responsible bidder, the City has the option to include an add alternate item in the contract for the replacement of hydraulic cylinders for the elevator used by the public in the JFK library; and

WHEREAS, Dream Ride Engineering, Inc. dba Dream Ride Elevator submitted an alternate bid item of \$67,500.00, totaling \$244,381.00 for the base bid and the alternate bid.

WHEREAS, there is adequate funding to include the add alternate bid item. This Project is being funded through capital program funds and there will be no fiscal impact on the General Fund.

NOW THEREFORE BE IT RESOLVED that the Council of the City of Vallejo hereby approves and adopts the Plans and Specifications for the Project; and

BE IT FURTHER RESOLVED that an invitation for bids was duly advertised, and

BE IT FURTHER RESOLVED by the Council of the City of Vallejo that Dream Ride Engineering, Inc. dba Dream Ride Elevator was determined to be the lowest responsive and responsible bidder and is hereby awarded a contract in the amount of \$244,381.81, being a combination of the Base Bid and the Add Alternate bid item and is hereby accepted and a contract is awarded to said low bidder at the prices bid; and

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to sign an Agreement between the City of Vallejo and Dream Ride Engineering, Inc. dba Dream Ride Elevator, Benicia, California, with any modifications recommended by the City Attorney and the City Clerk to attest the signing of that Agreement; and

BE IT FURTHER RESOLVED that the City Manager, or his designee is hereby authorized to execute future Contract Change Orders not to exceed the remaining appropriated project budget.

Adopted by the City Council of the City of Vallejo at a regular meeting held on _____, 2021 with the following vote:

AYES:

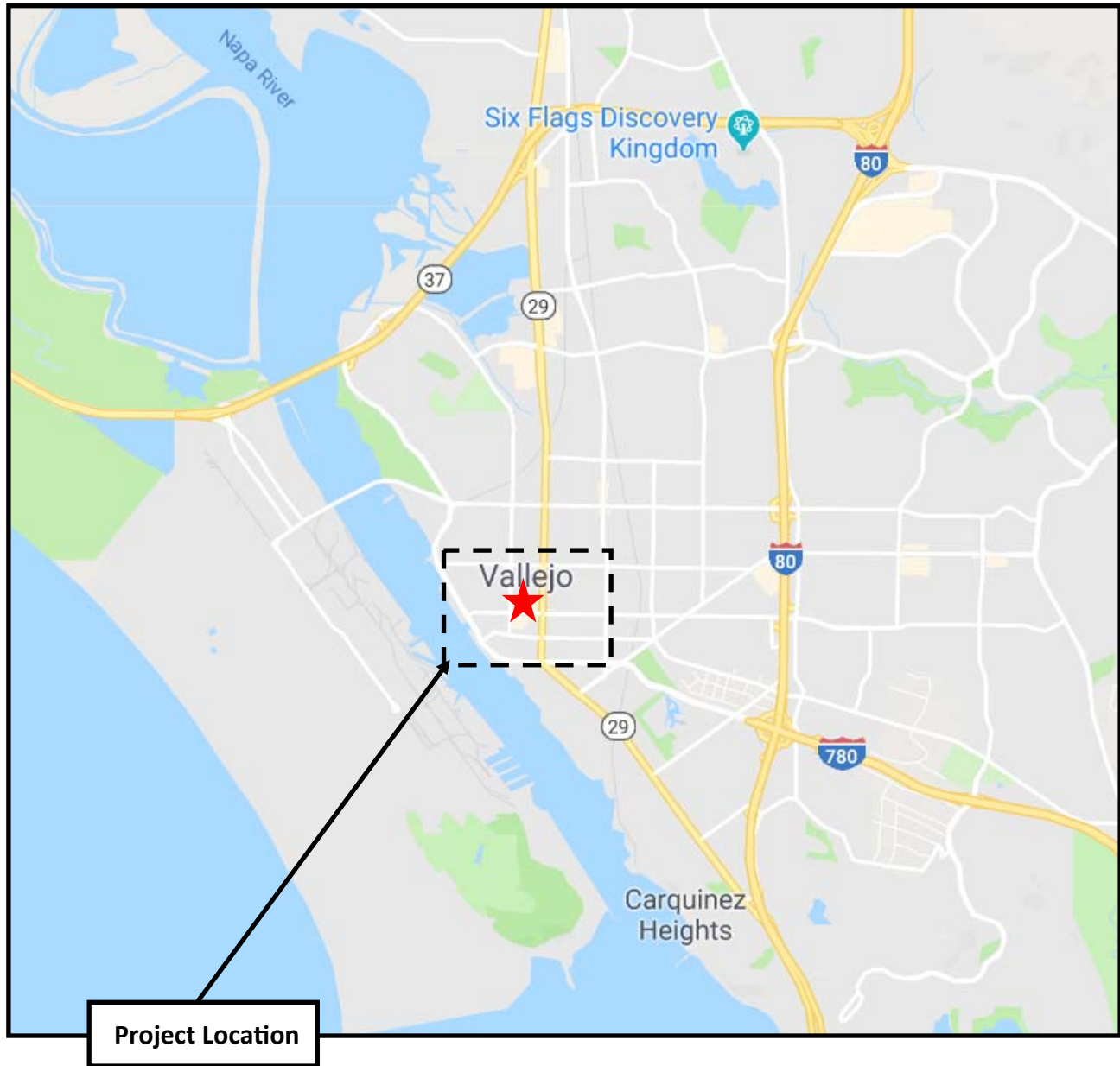
NOES:

ABSENT:

ROBERT H. McCONNELL, MAYOR

ATTEST:

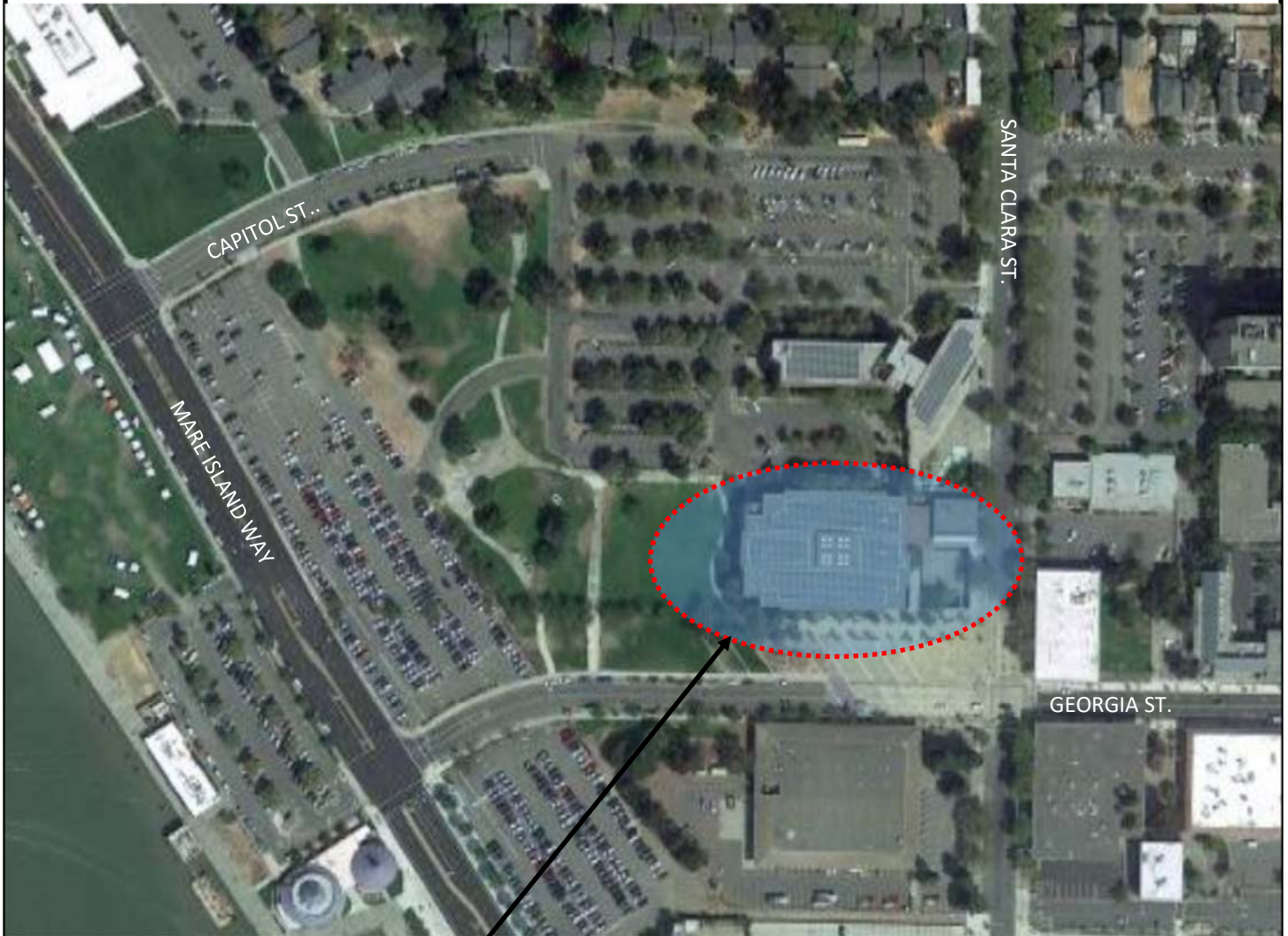
DAWN G. ABRAHAMSON, CITY CLERK



JFK Library Elevator Modernization Location Map

Attachment 1

1/06/21



JFK Library



JFK Library Elevator Modernization Vicinity Map

Attachment 2

1/06/21



DATE: March 23, 2021
TO: Mayor and Members of the City Council
FROM: Mike Malone, Water Department Director
SUBJECT: **ADOPT RESOLUTION APPROVING A CONTRACT WITH TEAM GHILOTTI INC. IN AN AMOUNT NOT TO EXCEED \$500,000, FOR ON-CALL CIVIL ENGINEERING CONSTRUCTION SERVICES FOR MAINTENANCE OF WATER INFRASTRUCTURE CRITICAL TO PUBLIC HEALTH AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**

RECOMMENDATION

Adopt a Resolution approving the contract for the On-Call Civil Engineering Work Service Contract and authorize the City Manager to execute the Contract in an annual not-to-exceed amount of \$500,000 to Team Ghilotti Inc, of Petaluma, California..

REASONS FOR RECOMMENDATION

Team Ghilotti, Inc. of Petaluma, California was the lowest responsible and responsive bidder to a formal bid. Their bid was reviewed and determined to meet all requirements for acceptance.

BACKGROUND AND DISCUSSION

Maintenance of Infrastructure Critical To Public Health

The City of Vallejo's Water Department operates drinking water systems which are by definition Critical Infrastructure Sectors by the State of California. Critical Infrastructure Sectors have assets, systems, and networks considered vital and which, if incapacitated or destroyed, would have a debilitating effect on public health and safety. Critical Infrastructure must be maintained and repaired promptly and effectively, and at times requires the use of outside expertise to complete the specific work required.

The Water Department's infrastructure is highly technical, complex, and expansive. The Department operates two drinking water systems: The Vallejo Service System which serves the City and its Sphere of influence of unincorporated Solano County and parts of American Canyon in Napa County; and the Lakes Water System which predominately serves unincorporated areas of Solano County beyond the City's sphere of influence and parts of unincorporated Napa County. The City also operates the drinking water treatment plant for Travis Air Force Base. The City also operates the raw water transmission system delivering source water to treat and serve the customers of those systems.

The network of facilities to provide Water Service to these systems includes nearly 600 miles of pipelines: 21 storage tanks, 27 pump stations, seven dams, four large reservoirs, and three drinking water treatment plants. Redundancy (the presence of facilities which enable the system to function if one critical element fails) is limited with these critical systems therefore maintenance on them must be immediate. General maintenance

Subject: ADOPT RESOLUTION APPROVING A CONTRACT WITH TEAM GHILOTTI INC. IN AN AMOUNT NOT TO EXCEED \$500,000, FOR ON-CALL CIVIL ENGINEERING CONSTRUCTION SERVICES FOR MAINTENANCE OF WATER INFRASTRUCTURE CRITICAL TO PUBLIC HEALTH AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME

Page 2

(e.g. inspection of seals for leakage or bearing maintenance), is performed by City Staff. When skilled construction labor (e.g. welding, construction of sheds and support structures, erosion control) is required for maintenance of these facilities, the expertise of a Civil Engineering Contractor is often necessary.

Need For Outside Experts in Civil Engineering Construction

Because Civil Engineering Construction projects do not occur frequently, they do not warrant the City to staff full time positions to perform this work. However, they are necessary to maintain critical infrastructure. It is not feasible to individually bid each project that requires Civil Engineering Construction as many are too small in nature for the traditional bid process or too low in dollar value to attract a qualified company. Therefore, to address these potential negative impacts to the City, the most advantageous response is to authorize the Water Department to obtain on-call service contracts with a general civil engineering construction contractor.

To obtain on-call civil engineering construction contractors, bidders submit lists of labor costs for staff, from laborer to superintendent, based on specifications in which the scope of work is loosely defined but includes many standard civil engineering construction tasks. The work is expected to be awarded in small increments and to be performed utilizing the negotiated labor costs. Caltrans rates apply for materials and equipment. The bidder with the lowest combined unit labor cost is considered the lowest bidder in this type of contract. Hence the low bid is expected to be much lower than the overall budgeted contract. Each maintenance project can then be negotiated at these prices to execute work. This allows the flexibility to utilize the contractor multiple times over the duration of the contract up to the annual not to exceed amount.

Implementation

The formal bid was advertised on January 14, 2021. On February 4, 2021, sealed bids were opened and read publicly by the Deputy City Clerk. Scope of work is not fully defined for a service contract of this type. Therefore, the lowest bid was determined by an Itemized Labor Cost analysis. The lowest bidder was the bidder with the lowest combined itemized Labor Cost Magdave Associates of Oakland, California was the lowest apparent bidder. Upon review of Magdave Associates' qualifications, the City discovered their State Contractors License Status is currently under disciplinary action. Therefore Magdave Associates was disqualified and rejected for license non-compliance.

As a result, staff reviewed the second apparent lowest responsible bid submitted by Team Ghilotti, Inc. for the On Call Civil Engineering Work Service Contract. Staff carefully evaluated the bid and determined Team Ghilotti, Inc. was the apparent lowest responsible bidder in the amount of \$4,768. Staff found all items submitted by Team Ghilotti, Inc. to be in compliance. Therefore, staff recommends awarding this on-call contract to Team Ghilotti, Inc. of Petaluma, California.

FISCAL IMPACT

There is no impact to the City's General Fund. The On-Call Civil Engineering Work Service Contract would be funded solely by the Water Enterprise Fund with an annual maximum amount of \$500,000 of existing CIP and

**Subject: ADOPT RESOLUTION APPROVING A CONTRACT WITH TEAM GHILOTTI INC. IN AN AMOUNT
NOT TO EXCEED \$500,000, FOR ON-CALL CIVIL ENGINEERING CONSTRUCTION
SERVICES FOR MAINTENANCE OF WATER INFRASTRUCTURE CRITICAL TO PUBLIC
HEALTH AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**

Page 3

facilities maintenance budgets on an as-needed time and material basis. Should the consultant perform satisfactorily, the City has the discretion via Council approval to extend the contract an additional year; for a maximum of four (4), twelve (12) month terms. Each additional annual contract would allow the consultant to perform a maximum of \$500,000 within the year.

ENVIRONMENTAL REVIEW

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15302(c) as it consists of the replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.

ATTACHMENTS

1.	2021-02-04_Resolution_On Call Civil Engineering Work Service Contract
2.	On-Call Civil Engineering Work Service Contract
3.	CITY OF VALLEJO ON CALL WATER ENGINEERING

CONTACT

Mike Malone, Water Director (707) 648-4307

mike.malone@cityofvallejo.net

Approved as to form:

By:  for _____
Veronica Nebb, City Attorney

RESOLUTION NO. 20 _____ N.C.

**AWARD A CONTRACT TO TEAM GHILOTTI, INC. FOR THE ON-CALL CIVIL ENGINEERING
WORK SERVICES CONTRACT**

WHEREAS, the Water Department publically advertised the **On-Call Civil Engineering Work Service Contract** on January 14, 2021, and

WHEREAS, sealed bids were opened and publically read on February 4, 2021; and

WHEREAS, the City received two (2) bids for this project where Itemized Labor Costs were submitted for comparison, and

WHEREAS, Magdave Associates of Oakland, California submitted the apparent lowest responsible bid with an Itemized Labor Cost Bid in the amount of \$3,500, and

WHEREAS, Staff reviewed the Magdave Associates bid documents and discovered their State Contractors License Status is under disciplinary action, and

WHEREAS, Staff therefore disqualified the Magdave Associates of Oakland, California bid for license non-compliance, and

WHEREAS, Team Ghilotti, Inc. of Petaluma, California submitted the second apparent lowest responsible bid with an Itemized Labor Cost Bid in the amount of \$4,768, and

WHEREAS, Staff has reviewed the Team Ghilotti, Inc. bid documents and found all items in compliance.

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

That the bid of Team Ghilotti, Inc. of Petaluma, California for the **On-Call Civil Engineering Work Service Contract** in the amount not-to-exceed five hundred thousand dollars and no cents (\$500,000.00) is hereby accepted and a contract awarded to said bidder.

BE IT FURTHER RESOLVED that all other base bids to wit:

<u>Bidder</u>	<u>Amount Bid</u>
Magdave Associates, Oakland, California	\$3,500.00 (Bid Disqualified)

Are hereby deemed rejected upon full execution of the Contract Documents by the successful bidder, with notice of rejection to be given thereupon by the City Clerk.

BE IT FURTHER RESOLVED that the City Manager or his designee is hereby authorized to sign an agreement substantially the same as the Contract for the “**On Call Civil Engineering Service Contract**,” with any modifications recommended by the City Attorney, between the City of Vallejo and Team Ghilotti, Inc., Petaluma, California, for the above described work and the City Clerk to attest the signing of that certain agreement.

AYES:
NOES:
ABSENT:
ABSTAIN:

ROBERT H. McCONNELL, MAYOR

ATTEST:

DAWN G. ABRAHAMSON, CITY CLERK

On-Call Civil Engineering Work Service Contract

Bid Analysis

		Magdave Associates	Team Ghilotti
Item No	Description	Cost	Cost
1	Working Foreman	\$ 150.00	\$ 112.90
2	Cement Mason	\$ 110.00	\$ 86.16
3	Operating Engineer Group 2	\$ 150.00	\$ 108.75
4	Operating Engineer Group 3	\$ 140.00	\$ 106.40
5	Operating Engineer Group 4	\$ 140.00	\$ 104.30
6	Pile Driver Group A1	\$ 150.00	\$ 106.00
7	Teamster Group 1	\$ 100.00	\$ 85.25
8	Laborer- Construction Specialist Group 1	\$ 100.00	\$ 110.00
9	Laborer- Construction Specialist Group 1	\$ 100.00	\$ 102.40
10	Laborer- Construction Specialist Group 1	\$ 100.00	\$ 91.90
11	Carpenter	\$ 140.00	\$ 109.00
12	Iron Worker	\$ 120.00	\$ 105.00
13	Contractor's Daily Delay Damages	\$ 2,000.00	\$ 3,540.00
	Total	\$ 3,500.00	\$ 4,768.06

Approved as to form:

By:  for
Veronica Nebb, City Attorney

CITY OF VALLEJO
WATER DEPARTMENT

**CONTRACT
FOR**

ON CALL CIVIL ENGINEERING WORK SERVICE CONTRACT

THIS CONTRACT ("Contract") made and concluded in duplicate this _____ day of _____, 20_____, at Vallejo, California, by and between the City of Vallejo, a municipal corporation of the State of California, acting by and through its City Council, hereinafter called City, and _____, hereinafter called CONTRACTOR.

WITNESSETH:

WHEREAS, the City Council of said City heretofore caused drawings and Specifications for the work hereinafter mentioned to be prepared, and thereafter did approve and adopt said drawings and Specifications; and,

WHEREAS, the City Council of said City did cause to be noticed for the time and in the manner required by law a notice inviting sealed bids for the performance of said work; and,

WHEREAS, Contractor, in response to such notice, submitted to the City Council of said City within the time specified in said notice, and in the manner provided for therein, a sealed bid for the performance of the work specified in said drawings and Specifications, which said bid and proposal, and the other bids and proposals submitted in response to said notice, the City Council of City, by and through its authorized representatives, publicly opened and canvassed in the manner provided by law; and,

WHEREAS, Contractor was the lowest responsible Bidder for the performance of said work, and said City Council of City, as a result of the canvass of said bids, did determine and declare Contractor to be the lowest responsible Bidder for the work and award to it a contract therefore.

NOW, THEREFORE, in consideration of the above, it is mutually agreed between the parties hereto as follows, to wit:

1. SCOPE OF WORK

The work to be done is to provide labor and equipment necessary on an **"AS-NEEDED**

TIME AND MATERIAL (FORCE ACCOUNT)" basis assisting the Water Department with repairing, modifying and/or improving the water system for an initial term of **12 months**; with the option to extend the contract. The City has the sole discretion to extend this contract a maximum of **four (4) 12-month terms**. Labor and equipment at the rates bid or shall be paid in accordance with the Current State of California Department of Transportation Labor Surcharge & Equipment rental rates Scheduled for actual hours used in performing the required task. The scope of work may include, but is not limited to:

- A. Contractor to furnish and install all equipment and materials to complete all assignments.
- B. Remove & replace underground water main piping.
- C. Furnish and install water main appurtenances, including but not limited to, water valves, air vales, and blow off assemblies.
- D. Remove, replace, and recycle, concrete pads, asphalt pads, curbs, sidewalks, gutters, asphalt concrete, class II aggregate base, perform concrete paving to City of Vallejo standards.
- E. Remove & install gates and fencing, maintenance walkways, hand railings, and work platforms.
- F. Perform clearing & grubbing, etc.
- G. Install retaining walls, related facilities and structures.
- H. Furnish and install bollards.
- I. Perform erosion control and slope stabilization.

The Contractor shall provide all labor, tools, and materials for a complete and working project in conformance with the intent shown on the drawings and specified herein and as provided for and set forth in the Contract Documents which hereby referred to by such reference, incorporated herein, and made a part of this Contract.

The following documents shall constitute the Contract Documents:

- (a) Notice to Contractors;
- (b) Instructions to Bidders;
- (c) Contract and exhibits thereto;
- (d) Proposals;
- (e) Civil Engineering Work Service Contract Specifications;
- (f) Change Orders;

- (g) Standard Specifications of the State of California, Business and Transportation Agency, Department of Transportation, 2018 edition, Sections 10 through 95, all as modified herein;
- (h) City of Vallejo current General Provisions for public works contracts;
- (i) City of Vallejo Regulations and Standard Specifications for Public Improvements, December 2011 edition;
- (j) Vallejo Sanitation & Flood Control District Master Bid Document, dated March 2007;
- (k) Contractor Qualification Questionnaire;
- (l) Any other documents identified as such in the Contract Documents.

2. TERMS AND CONDITIONS

This Contract consists of the Contract Documents and Contractor and City agree to comply with and fulfill all obligations, promises, covenants and conditions imposed upon each of them in the Contract Documents. All of said work done under this Contract shall be performed to the satisfaction of the City Council, or its representative, who shall have the right to reject any and all materials and supplies furnished by Contractor which do not strictly comply with said Contract Documents, together with the right to require Contractor to replace any and all work furnished by Contractor which shall not either in workmanship or material be in strict accordance with the Contract Documents.

Contractor agrees to receive and accept the prices set forth in the Contract as full compensation for furnishing all materials and for doing all the work contemplated and embraced in this Contract, also for all loss or damage arising out of the nature of the work aforesaid, or from the action of the elements or from any foreseen difficulties or obstructions which may arise or be encountered in the prosecution of the work until its acceptance by the City and for all risks of every description, connected with the work; also for all discontinuance of work, and for well and faithfully completing the work, and the whole thereof, in the manner and according to the Contract Documents.

The initial terms of this Contract shall be for 365 calendar days. This contract may be annually extended for a maximum of four (4) extensions. The City of Vallejo has the sole discretion to evaluate the Contractor's performance to determine the quality of service and may recommend extending these contractual specifications; at a maximum of four (4) extensions. Each extension will be for a 12-month term. Annual increases shall be based on ENR's (Engineering News and Record) Construction Price Index (CPI) with the exception of the first extension where no increases shall be allowed. An increase exceeding 15% from the previous extension will require re-bidding the project and City Council approval.

By my signature as Contractor, I certify that I am aware of the provisions of section 3700 of the Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions

of that Code, and I will comply with such provisions before commencing the performance of the work of this contract.

Pursuant to section 1700, and following, of the California Labor Code, the Contractor shall pay not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations. Copies of such prevailing rate of per diem wages are on file at the Office of the City Clerk, City of Vallejo, City Hall, 555 Santa Clara Street, Vallejo, California CA. Those copies shall be made available to any interested party upon request. The Contractor shall forfeit, as penalty to the City, Fifty Dollars (\$50.00) for each calendar day or portion thereof, for each workman paid less than the stipulated prevailing rates for any work done under the contract by it or by any subcontractor under it, in violation of the provisions of such Labor Code.

City shall pay Contractor the sums set forth on Exhibit A, hereto, in accordance with all of the terms and conditions of the Contract Documents.

The Contractor shall be permitted to substitute designated securities for any moneys withheld by the City of Vallejo to insure performance under the Contract. This right of substitution shall be exercised in the manner and subject to the conditions specified in the Contract Documents. The provisions of Public Contract Code section 22300 are incorporated herein by reference as though set forth in full, and shall govern the substitution of securities and/or escrow account.

The person signing this Contract for Contractor hereby represents and warrants that he/she is fully authorized to sign this Contract on behalf of Contractor.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and affixed their seal the day and year first above written.

CITY OF VALLEJO,
a municipal corporation

CONTRACTOR:

By: _____
Greg Nyhoff, City Manager

By: _____
(Signature of Authorized Agent)

Attest:

Print Name: _____

By: _____
Dawn Abrahamson, City Clerk

Print Title: _____

Approved as to Content:

By: _____
Mike Malone, Water Director

(City Seal)

Approved as to Form:

By: _____
Veronica A.F. Nebb, City Attorney

(Corporate Seal)

Approved as to Insurance:

By: _____
Armond Sarkis, Risk Manager



DATE: March 23, 2021
TO: Mayor and Members of the City Council
FROM: Terrance Davis, Public Works Director
SUBJECT: **ADOPT RESOLUTION AUTHORIZING PREPARATION OF ENGINEER'S REPORT 2021-2022 FOR THE BORDONI RANCH, CARRIAGE OAKS, GARTHE RANCH, GLEN COVE III, GLEN CODE III 2015, HUNTER RANCH III, MARINE WORLD.FAIRGROUNDS, MARIN VIEW, SANDPIPER POINT, SAUTHO VALLEJO BUSINESS PARK AND TOWN AND COUNTRY II-IV LANDSCAPE MAINTENANCE DISTRICTS**

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to appoint SCI Consulting Group as the Engineer of Record to prepare the Engineer's Reports for the Landscape Maintenance Districts created under the Landscape and Lighting Act of 1972.

REASONS FOR RECOMMENDATION

The City must authorize the Engineer of Record to proceed with the annual process of reviewing the current assessments and evaluating the proposed work in each Landscape Maintenance District (LMD) to determine the appropriate assessments for the coming fiscal year.

BACKGROUND AND DISCUSSION

The California Landscape and Lighting Act of 1972 (California Streets and Highway Code 22500-22509) allows local governmental agencies to form assessment districts for the purpose of financing the costs and expenses of landscape and lighting public areas. The City of Vallejo has 13 such districts formed throughout the City to provide funding for the appropriate services.

The City Council will be considering the Northeast Quadrant Landscape Maintenance District and the Hiddenbrooke Maintenance District under separate Council actions. The 11 districts are Bordoni Ranch; Carriage Oaks; Garthe Ranch; Glen Cove III; Glen Cove III 2015; Hunter Ranch III; Marine World/Fairgrounds; Marin View; Sandpiper Point; South Vallejo Business Park; Town and Country II-V. California Streets and Highways Code sections 22620-22631 requires that the City complete certain proceedings each fiscal year in order to levy and collect assessments.

The proceedings for 2021 will take place as follows:

- March 23, 2021- Adopt a resolution describing any proposed new improvements or any substantial changes in existing improvements and authorizing the engineer to prepare and file a report.
- May 25, 2021- Approve the Engineer's Report and adopt a resolution of intention declaring the City's intent to levy and collect the assessments for the coming fiscal year.
- June 8, 2021- Conduct a public hearing affording all interested parties the opportunity to hear and be

**Subject: ADOPT RESOLUTION AUTHORIZING PREPARATION OF ENGINEER'S REPORT 2021-2022
FOR THE BORDONI RANCH, CARRIAGE OAKS, GARTHE RANCH, GLEN COVE III, GLEN
CODE III 2015, HUNTER RANCH III, MARINE WORLD.FAIRGROUNDS, MARIN VIEW,
SANDPIPER POINT, SAUTHO VALLEJO BUSINESS PARK AND TOWN AND COUNTRY II-IV
LANDSCAPE MAINTENANCE DISTRICTS**

Page 2

heard.

- June 8, 2021- Adopt a resolution confirming the Engineer's Report and the levy of assessments for the upcoming fiscal year.

FISCAL IMPACT

The estimated levying administration expenses including costs of preparation of the Engineer's Reports in the amount of \$9,500 is allocated to the individual LMDs and there is no fiscal impact on the General Fund associated with the approval of this agenda item. The fiscal health of each district is to be studied and presented in the Engineer's Report.

ENVIRONMENTAL REVIEW

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.

ATTACHMENTS

1.	Reso LMDx11 Engineer Report Auth 032321
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CONTACT

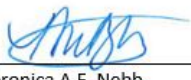
Terrance Davis, Public Works Director, (707) 648-4301

Terrance.Davis@cityofvallejo.net

Melissa Tigbao, Assistant Public Works Director/City Engineer (707) 648-4085

Melissa.Tigbao@cityofvallejo.net

Approved as to form:

By:  for
Veronica A.F. Nebb
City Attorney

RESOLUTION NO. 21-_____ N.C.

A RESOLUTION AUTHORIZING PREPARATION OF THE ENGINEER'S REPORT FOR FISCAL YEAR 2021-22 FOR THE 11 LANDSCAPE MAINTENANCE DISTRICTS: BORDONI RANCH, CARRIAGE OAKS, GARTHE RANCH, GLEN COVE III, GLEN COVE III 2015, HUNTER RANCH III, MARINE WORLD/FAIRGROUNDS, MARIN VIEW, SANDPIPER POINT, SOUTH VALLEJO BUSINESS PARK, AND THE TOWN AND COUNTRY II-V

WHEREAS, the City of Vallejo provides for the maintenance and improvement of parks, setback landscaping, drainage systems and street lighting services through the City's Landscape Maintenance Districts; and

WHEREAS, the City Council, by previous Resolutions, formed and levied annual assessments for eleven Landscape Maintenance Districts, pursuant to the provisions of California Constitution Article XIID, and the Landscaping and Lighting Act of 1972 (the "Act") at California Streets and Highways Code Sections 22500 *et seq.*; and

WHEREAS, the eleven Districts are Bordoni Ranch; Carriage Oaks; Garthe Ranch; Glen Cove III; Glen Cove III 2015; Hunter Ranch III; Marine World/Fairgrounds; Marin View; Sandpiper Point; South Vallejo Business Park; and Town and Country II-V (hereafter referred to as the "Districts"); and

WHEREAS, the City Council proposes to continue the specified Districts for the fiscal year commencing July 1, 2021, and ending June 30, 2022; and

WHEREAS, the Act at Sections 22620–2263 provides for the levy of annual assessments after formation of the Districts.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VALLEJO AS FOLLOWS:

Within the Districts the existing and proposed improvements, and any substantial changes proposed to be made to the existing improvements, are generally described as follows:

Installation, maintenance and servicing of public facilities, and incidental expenses, including but not limited to, street lights, public lighting facilities, landscaping, sprinkler systems, statuary, fountains, other ornamental structures and facilities, landscape corridors, ground cover, shrubs and trees, street frontages, drainage systems, fencing, entry monuments, graffiti removal and repainting, and labor, materials, supplies, utilities and equipment, as applicable, for property owned or maintained by the City of Vallejo.

BE IT FURTHER RESOLVED that SCI Consulting Group is hereby designated as Engineer of Record for purposes of these proceedings and is hereby ordered to prepare an Engineer's Report in accordance with Sections 22565 through 22574 of the Act, and California Constitution Article XIID. Upon completion, the Engineer shall file the Engineer's Report with the City Clerk for submission to the City Council.

Adopted by the City Council of the City of Vallejo at a regular meeting held on _____,
2021 with the following vote:

AYES:

NOES:

ABSENT:

ROBERT H. McCONNELL, MAYOR

ATTEST:

DAWN G. ABRAHAMSON, CITY CLERK



DATE: March 23, 2021
TO: Mayor and Members of the City Council
FROM: Terrance Davis, Public Works Director
SUBJECT: **ADOPTION OF RESOLUTION AUTHORIZING THE PREPARATION OF ENGINEER'S REPORT FOR FISCAL YEAR 2021/2022 FOR THE NORTHEAST QUADRANT LANDSCAPE MAINTENANCE DISTRICT**

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to appoint SCI Consulting Group as Engineer of Record to prepare the Engineer's Reports for the Northeast Quadrant Landscape Maintenance District created under the Landscape and Lighting Act of 1972.

REASONS FOR RECOMMENDATION

The City must authorize the Engineer of Record to proceed with the annual process of reviewing the current assessments and evaluating the proposed work in the Northeast Quadrant Landscape Maintenance District (LMD) in order to determine the appropriate assessments for the coming fiscal year.

BACKGROUND AND DISCUSSION

The California Landscape and Lighting Act of 1972 (California Streets and Highway Code 22500-22509) allows local governmental agencies to form assessment districts for the purpose of financing the costs and expenses of landscape and lighting public areas. The City of Vallejo has 13 such districts formed throughout the City to provide funding for the appropriate services.

The City Council will be considering 11 of the 1972 Act districts and the Hiddenbrooke Maintenance District under separate Council actions. California Streets and Highways Code sections 22620-22631 requires that the City complete certain proceedings each fiscal year in order to levy and collect assessments.

The proceedings for 2021 will take place as follows:

- March 23, 2021- Adopt a resolution describing any proposed new improvements or any substantial changes in existing improvements and authorizing the engineer to prepare and file a report.
- May 25, 2021- Approve the Engineer's Report and adopt a resolution of intention declaring the City's intent to levy and collect the assessments for the coming fiscal year.
- June 8, 2021- Conduct a public hearing affording all interested parties the opportunity to hear and be heard.
- June 8, 2021- Adopt a resolution confirming the Engineer's Report and the levy of assessments for the upcoming fiscal year.

**Subject: ADOPTION OF RESOLUTION AUTHORIZING THE PREPARATION OF ENGINEER'S REPORT
FOR FISCAL YEAR 2021/2022 FOR THE NORTHEAST QUADRANT LANDSCAPE
MAINTENANCE DISTRICT**

Page 2

FISCAL IMPACT

The estimated costs of preparation of the Engineer's Reports in the amount of \$4,500 is currently budgeted in the Northeast Quadrant LMD Fund. There is no fiscal impact on the General Fund associated with the approval of this agenda item. The fiscal health of each district is to be studied and presented in the Engineer's Report.

ENVIRONMENTAL REVIEW

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.

ATTACHMENTS

1.	Reso NE QUAD LMD Engineer Report Auth 032321
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CONTACT

Terrance Davis, Public Works Director, (707) 648-4301

Terrance.Davis@cityofvallejo.net

Melissa Tigbao, Assistant Public Works Director/City Engineer (707) 648-4085

Melissa.Tigbao@cityofvallejo.net

Approved as to form:

By:  for
Veronica A.F. Nebb
City Attorney

RESOLUTION NO. 21-_____ N.C.

A RESOLUTION AUTHORIZING PREPARATION OF THE ENGINEER'S REPORT FOR FISCAL YEAR 2021-22 FOR THE NORTHEAST QUADRANT LANDSCAPE MAINTENANCE DISTRICT

WHEREAS, the City of Vallejo provides for the maintenance and improvement of parks, setback landscaping, drainage systems and street lighting services through the City's Landscape Maintenance Districts; and

WHEREAS, the City Council, by previous Resolutions, formed and levied annual assessments for the Northeast Quadrant Landscape Maintenance Districts (hereafter referred to as the "District"), pursuant to the provisions of California Constitution Article XIID, and the Landscaping and Lighting Act of 1972 (the "Act") at California Streets and Highways Code Sections 22500 *et seq.*; and

WHEREAS, the City Council proposes to continue the specified District for the fiscal year commencing July 1, 2021, and ending June 30, 2022; and

WHEREAS, the Act at Sections 22620–2263 provides for the levy of annual assessments after formation of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VALLEJO AS FOLLOWS:

Within the Districts the existing and proposed improvements, and any substantial changes proposed to be made to the existing improvements, are generally described as follows:

Installation, maintenance and servicing of public facilities, and incidental expenses, including but not limited to, street lights, public lighting facilities, landscaping, sprinkler systems, statuary, fountains, other ornamental structures and facilities, landscape corridors, ground cover, shrubs and trees, street frontages, drainage systems, fencing, entry monuments, graffiti removal and repainting, and labor, materials, supplies, utilities and equipment, as applicable, for property owned or maintained by the City of Vallejo.

BE IT FURTHER RESOLVED that SCI Consulting Group is hereby designated as Engineer of Record for purposes of these proceedings and is hereby ordered to prepare an Engineer's Report in accordance with Sections 22565 through 22574 of the Act, and California Constitution Article XIID. Upon completion, the Engineer shall file the Engineer's Report with the City Clerk for submission to the City Council.

Adopted by the City Council of the City of Vallejo at a regular meeting held on _____, 2021 with the following vote:

AYES:

NOES:

ABSENT:

ROBERT H. McCONNELL, MAYOR

ATTEST:

DAWN G. ABRAHAMSON, CITY CLERK



DATE: March 23, 2021
TO: Mayor and Members of the City Council
FROM: Terrance Davis, Public Works Director
SUBJECT: **ADOPTION OF RESOLUTION AUTHORIZING THE PREPARATION OF ENGINEER'S REPORT FOR FISCAL YEAR 2021/2022 FOR THE HIDDENBROOKE MAINTENANCE DISTRICT**

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to appoint the SCI Consulting Group as the Engineer of Record to prepare the Engineer's Report for the Hiddenbrooke Maintenance District (HMD) created under the Landscape and Lighting Act of 1972.

REASONS FOR RECOMMENDATION

The City must authorize the Engineer of Record to proceed with the annual process of reviewing the current assessments and evaluating the proposed work in the Hiddenbrooke Maintenance District (HMD) to determine the appropriate assessments for the coming fiscal year.

BACKGROUND AND DISCUSSION

The California Landscape and Lighting Act of 1972 (California Streets and Highway Code 22500-22509) allows governmental agencies to form assessment districts for the purpose of financing the costs and expenses of landscape and lighting public areas. The City of Vallejo has 13 such districts formed throughout the City to provide funding for appropriate services.

The City Council will be considering 11 of the 1972 Acts districts and the Northeast Quadrant Landscape Maintenance District under separate Council actions. California Streets and Highway Code sections 22620-22631 requires that the City complete certain proceedings each fiscal year in order to levy and collect assessments.

The proceedings for 2021 will take place as follows:

- March 23, 2021- Adopt a resolution describing any proposed new improvements or any substantial changes in existing improvements and authorizing the engineer to prepare and file a report.
- May 25, 2021- Approve the Engineer's Report and adopt a resolution of intention declaring the City's intent to levy and collect the assessments for the coming fiscal year.
- June 8, 2021- Conduct a public hearing affording all interested parties the opportunity to hear and be heard.
- June 8, 2021- Adopt a resolution confirming the Engineer's Report and the levy of assessments for the

**Subject: ADOPTION OF RESOLUTION AUTHORIZING THE PREPARATION OF ENGINEER'S REPORT
FOR FISCAL YEAR 2021/2022 FOR THE HIDDENBROOKE MAINTENANCE DISTRICT**

upcoming fiscal year.

FISCAL IMPACT

The estimated costs of preparation of the Engineer's Report in the amount of \$4,500 is currently budgeted in the Hiddenbrooke LMD fund. There is no fiscal impact on the General Fund associated with the approval of this agenda item. The fiscal health of each district is to be studied and presented in the Engineer's Report.

ENVIRONMENTAL REVIEW

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.

ATTACHMENTS

1.	Reso HMD Engineer Report Auth 032321
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CONTACT

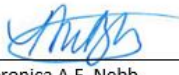
Terrance Davis, Public Works Director, (707) 648-4301

Terrance.Davis@cityofvallejo.net

Melissa Tigbao, Assistant Public Works Director/City Engineer (707) 648-4085

Melissa.Tigbao@cityofvallejo.net

Approved as to form:

By:  for
Veronica A.F. Nebb
City Attorney

RESOLUTION NO. 21-_____ N.C.

A RESOLUTION AUTHORIZING PREPARATION OF THE ENGINEER'S REPORT FOR FISCAL YEAR 2021-22 FOR THE HIDDENBROOKE MAINTENANCE DISTRICT

WHEREAS, the City of Vallejo provides for the maintenance and improvement of parks, setback landscaping, drainage systems and street lighting services through the City's Landscape Maintenance Districts; and

WHEREAS, the City Council, by previous Resolutions, formed and levied annual assessments for the Hiddenbrooke Maintenance Districts (hereafter referred to as the "District"), pursuant to the provisions of California Constitution Article XIID, and the Landscaping and Lighting Act of 1972 (the "Act") at California Streets and Highways Code Sections 22500 *et seq.*; and

WHEREAS, the City Council proposes to continue the specified District for the fiscal year commencing July 1, 2021, and ending June 30, 2022; and

WHEREAS, the Act at Sections 22620–2263 provides for the levy of annual assessments after formation of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VALLEJO AS FOLLOWS:

Within the Districts the existing and proposed improvements, and any substantial changes proposed to be made to the existing improvements, are generally described as follows:

Installation, maintenance and servicing of public facilities, and incidental expenses, including but not limited to, street lights, public lighting facilities, landscaping, sprinkler systems, statuary, fountains, other ornamental structures and facilities, landscape corridors, ground cover, shrubs and trees, street frontages, drainage systems, fencing, entry monuments, graffiti removal and repainting, and labor, materials, supplies, utilities and equipment, as applicable, for property owned or maintained by the City of Vallejo.

BE IT FURTHER RESOLVED that SCI Consulting Group is hereby designated as Engineer of Record for purposes of these proceedings and is hereby ordered to prepare an Engineer's Report in accordance with Sections 22565 through 22574 of the Act, and California Constitution Article XIID. Upon completion, the Engineer shall file the Engineer's Report with the City Clerk for submission to the City Council.

Adopted by the City Council of the City of Vallejo at a regular meeting held on _____, 2021 with the following vote:

AYES:

NOES:

ABSENT:

ROBERT H. McCONNELL, MAYOR

ATTEST:

DAWN G. ABRAHAMSON, CITY CLERK



DATE: March 23, 2021
TO: Mayor and Members of the City Council
FROM: Gillian Hayes, Interim Deputy City Manager
SUBJECT: **ADOPT A RESOLUTION AMENDING THE FY 2020-21 CAPITAL GRANTS AND CONTRIBUTION FUND #221 BUDGET TO RECOGNIZE THE 2020 LEAP GRANT AND APPROPRIATE FUNDS IN THE AMOUNT OF \$500,000.**

RECOMMENDATION

Adopt a Resolution to amend the FY 2020-21 Capital Grants and Contribution Fund #221 Budget to recognize the 2020 LEAP grant and appropriate funds in the amount of \$500,000.

REASONS FOR RECOMMENDATION

Approval of the resolution is the second step in the two-step process to amend the FY 2020-21 Capital Grants and Contribution Fund #221.

BACKGROUND AND DISCUSSION

In July 2020, the Planning & Development Services Department applied for a LEAP Grant to support advance planning activities for the production or streamlining of housing. The funds are intended to be used for projects that assist in the preparation and adoption of planning documents and process improvements that accelerate housing production and facilitate compliance to implement the sixth cycle of the regional housing need assessment, specifically:

1. Sixth Cycle Housing Element: Development of Housing Element and Housing Policies. Department requires that the Housing Element, which is part of the Vallejo General Plan, be updated every eight years. A City-adopted and State certified Housing Element demonstrates that the City is doing its share to address regional housing need, reflects local community values and priorities, and is required to make the City eligible for certain funding programs and avoid potential fines. Approximate cost \$175,000.
2. General Plan Amendment compliance with Senate Bill 743 Vehicle Miles Travelled: update to the General Plan Land Use and Mobility, Transportation, and Connectivity to streamline future developments City wide including housing and mixed use projects. Approximate cost \$200,000 - \$250,000.
3. Climate Adaptation Plan: to address the City of Vallejo's extensive range of climate change vulnerabilities in response to predicted Sea Level Rise and to streamline future development including housing production, assessment of developable sites including monitoring and City infrastructure. Approximate cost \$200,000.

In January, the Department was awarded \$500,000 to assist in defraying the cost of hiring consultants with specific knowledge and skills to assist the City with completing the various assessments.

This is the second in a two-step process to amend the FY 2020-21 Capital Grants and Contribution Fund #221 budget.

**Subject: ADOPT A RESOLUTION AMENDING THE FY 2020-21 CAPITAL GRANTS AND CONTRIBUTION
FUND #221 BUDGET TO RECOGNIZE THE 2020 LEAP GRANT AND APPROPRIATE FUNDS
IN THE AMOUNT OF \$500,000.**

Page 2

FISCAL IMPACT

Approval of this item will amend the FY 2020-21 Capital Grants and Contribution Fund #221 budget to recognize the LEAP Grant revenues and appropriate expenditures in the amount of \$500,000. There is no match for this grant program.

ENVIRONMENTAL REVIEW

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.

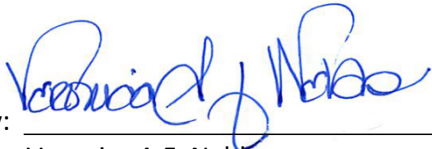
ATTACHMENTS

1.	Resolution Amending the Capital Grants and Contribution Fund #221 VN sig...
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CONTACT

Gillian Hayes, Interim Deputy City Manager, (707) 648-4163
gillian.hayes@cityofvallejo.net

Approved as to form:

By: 
Veronica A.F. Nebb
City Attorney

RESOLUTION NO. _____ N.C.

**A RESOLUTION AMENDING THE CAPITAL GRANTS AND CONTRIBUTION FUND# 221
FISCAL YEAR 2020-21 BUDGET TO INCREASE REVENUES AND EXPENDITURES IN
THE AMOUNT OF \$500,000 FROM LEAP GRANT FUNDS FOR THE PREPARATION
AND ADOPTION OF PLANNING DOCUMENTS AND PROCESS IMPROVEMENTS
THAT ACCELERATE HOUSING PRODUCTION AND FACILITATE COMPLIANCE IN
IMPLEMENTING THE SIXTH CYCLE OF THE REGIONAL HOUSING NEEDS
ASSESSMENT (RHNA)**

WHEREAS in August 2020, the City Council adopted a budget for Fiscal Year 2020-21; and

WHEREAS, City Charter Section 703 requires that available funds not included in the budget may be appropriated by the City Council after giving one week's notice of intention to do so; and

WHEREAS, the Planning & Development Services Department has received a LEAP Grant totaling \$500,00; and

WHEREAS, on February 23, 2021, the City Council reviewed the intent to amend the Capital Grants and Contributions Fund #221 Budget.

NOW, THEREFORE, BE IT RESOLVED that the Council hereby amends the Capital Grants and Contribution Fund #221 budget for Fiscal Year 2020-21 by increasing revenues and expenditures in the amount of \$500,000 to recognize the additional LEAP grant and permit disbursement of funds for the project.

PASSED AND ADOPTED by the City Council of the City of Vallejo, State of California this 9th day of March, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ROBERT MCCONNELL, MAYOR

ATTEST:

DAWN G. ABRAHAMSON, CITY CLERK



DATE: March 23, 2021
TO: Mayor and Members of the City Council
FROM: Dawn G. Abrahamson, City Clerk
SUBJECT: **CONSIDER A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO MAKING APPOINTMENTS TO THE BEAUTIFICATION AND PLANNING COMMISSIONS**

RECOMMENDATION

1. Adopt a Resolution making the following appointments:

1. 1 appointment to the Beautification Commission for a term to expire 6/30/22
2. 1 appointment to the Planning Commission for a term to expire 6/30/22

REASONS FOR RECOMMENDATION

A vacancy on the Beautification and Planning Commissions exist. Interviews were conducted at Special City Council meeting held on March 16. All new applicants and several of the applicants from the January recruitment attended and participated in the interview process held on these dates.

According to the City Council's procedure for selecting commissioners, appointments shall be made at the next regular meeting following the conclusion of the special meetings, which is March 23, 2021.

BACKGROUND AND DISCUSSION

At the February 9 City Council meeting, the City Council directed staff to reopen the application filing period for the one vacancy on the Planning Commission with current applications remaining valid and included as a part of the process. Following that meeting, a vacancy occurred due to a resignation. A press release was released for these two vacancies following the February 9 council meeting. The notice was also posted in various locations including the City's website and linked to the City's Facebook page, Twitter feed, and on Nextdoor.

Applicant interviews were conducted by Council at a special meeting held on March 16. All new applicants and several of the applicants from the January recruitment attended and participated in the interviews. No appointments were made at these meetings.

Applicants must attend and be interviewed in order to be considered for appointment. The new applicants who participated in the interview process including the applicants from the January recruitment that participated in the interview process on February 1 are presented to the City Council for consideration.

**Subject: CONSIDER A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO MAKING
APPOINTMENTS TO THE BEAUTIFICATION AND PLANNING COMMISSIONS**

Copies of applications received for these commissions have been provided to the Mayor and City Council, and copies are available for review in the Office of the City Clerk.

Beautification Commission

Chapter 2.39 of the Vallejo Municipal Code provides for a Beautification Commission to consist of seven members who shall be residents of the City.

Presently there is 1 vacancy due to a resignation with a term expiring June 30, 2022. Four new applications were received and one application was received as part of the January recruitment process. The four new applicants attended and participated in the interviews held on March 16. Five applicants are presented to City Council for its consideration. If the City Council chooses to make an appointment, one appointment should be made for a term commencing from date of appointment and expiring on June 30, 2022.

Planning Commission

Chapter 2.44 of the Vallejo Municipal Code provides for a Planning Commission to consist of seven members who shall be residents of the City.

There is presently one vacancy with a term expiring on June 30, 2022. Five new applications were received and three applications were received as part of the January recruitment process. The five new applicants and one applicant from the January recruitment attended and participated in the interviews held on March 16 with the City Council. Eight applicants are presented to City Council for its consideration. If the City Council chooses to make an appointment to fill the vacancy, the appointment should be made for a term commencing from date of appointment and expiring on June 30, 2022.

Pursuant to the City Council's procedure for selecting commissioners, only interviews were conducted at the special meetings. Appointments to these advisory bodies are typically made at the next regular meeting following the conclusion of the special meetings, which is March 23, 2021.

FISCAL IMPACT

There is no fiscal impact associated with filling vacancies to standing commissions.

ENVIRONMENTAL REVIEW

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.

ATTACHMENTS

1.	Resolution Making Appointments to BC and PC_032321 CAO stamp
2.	List of Eligible Applicants_032321

**Subject: CONSIDER A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO MAKING
APPOINTMENTS TO THE BEAUTIFICATION AND PLANNING COMMISSIONS**

CONTACT

Dawn G. Abrahamson, City Clerk, (707) 648-4528

Dawn.Abrahamson@cityofvallejo.net

Approved as to form:

By:  for
Veronica Nebb, City Attorney

RESOLUTION NO. 21-018 N.C.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO MAKING
APPOINTMENTS TO THE BEAUTIFICATION AND PLANNING COMMISSIONS**

WHEREAS, the Vallejo City Council has established various boards and commissions and such boards may be advisory, policy, appellate and/or rule making; and

WHEREAS, members of these boards, committees, and commissions shall be appointed by the City Council and vacancies shall be filled for the unexpired portion of the term in the same manner as the original appointment pursuant to the Vallejo Municipal Code; and

WHEREAS, section 2.26.030 of the Vallejo Municipal Code provides that the term of office of each member appointed by the City Council shall be for four years, except as otherwise provided by ordinance or resolution, and that terms of members shall be staggered so that the number of terms expiring annually shall be approximately equal; and

WHEREAS, there currently exist vacancies on the boards and commissions, and

WHEREAS, pursuant to section 2.02.350 of the Vallejo Municipal Code, the City Clerk has published notices of these vacancies, received applications of interest, and delivered to the City Council all applications submitted; and

WHEREAS, the City Council reviewed the applications submitted and has conducted interviews.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL AS FOLLOWS:

Beautification Commission – 1 vacancy (term to expire 6/30/22)

One applicant for a term to expire June 30, 2022

Planning Commission – 1 vacancy (term to expire 6/3/22)

One applicant for a term to expire June 30, 2022

Adopted by the City Council of the City of Vallejo at a regular meeting held on March 23, 2021
with the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

ROBERT H. MCCONNELL, MAYOR

DAWN G. ABRAHAMSON, CITY CLERK

LIST OF ELIGIBLE APPLICANTS
February/March 2021

Beautification Commission – 1 vacancy (term to expire 6/30/22)

**Arianna Pulido
Tehrleigh Martin
Anthony Stewart
LayVette Howard
Avonelle Hanley-Mills

Planning Commission – 1 vacancy (term expires 6/30/22)

*Linda Riley
*Matt Kennedy
*Helen Marie “Cookie” Gordon
Nathaniel Bandel
Donald Douglass
Juan Cisneros
Chris Platzer
Monica Tipton

*Applicants from January recruitment



DATE: March 23, 2021
TO: Mayor and Members of the City Council
FROM: Michael Malone, Water Director
SUBJECT: WATER DEPARTMENT UPDATE

RECOMMENDATION

Present a brief overview to City Council on the Water Department's status of operations, accomplishments in meeting goals, and plans for the year ahead. No action is required.

REASONS FOR RECOMMENDATION

To allow City Council and the public to gain insight and understanding of the Water Department, including recent accomplishments, upcoming initiatives, and future goals.

BACKGROUND AND DISCUSSION

As part of the City Manager's goal to share information with the City Council and the public regarding various departments' operations, the Water Department has created a PowerPoint presentation to share recent accomplishments, and upcoming projects, initiatives, and plans.

FISCAL IMPACT

None.

ENVIRONMENTAL REVIEW

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.

ATTACHMENTS

None

CONTACT

Michael Malone, Water Director (707) 648-4308
mike.malone@cityofvallejo.net



DATE: March 23, 2021
TO: Mayor and Members of the City Council
FROM: Michael Malone, Water Director
SUBJECT: **APPROVE RESOLUTION ESTABLISHING THE CITY COUNCIL AD HOC WATER RATE COMMITTEE FOR THE LAKES WATER SYSTEM RATE PLANNING PROCESS AND APPOINT 3 MEMBERS OF THE CITY COUNCIL TO SAME**

RECOMMENDATION

Adopt a Resolution establishing a City Council Ad Hoc Water Rate Committee for the Lakes Water System (LWS) Rates Planning Process

REASONS FOR RECOMMENDATION

Consistent with the City's practice for rate-setting to ensure Council input, involvement and understanding of the complex factors affecting water rates, staff recommends the City Council establish a City Council Ad Hoc Lakes Water System (LWS) Rate Committee for the upcoming LWS rate-setting process. The Council Ad Hoc LWS Water Rate Committee would provide input to Water staff, the Citizen Water Rate LWS Working Group, and the City Council. The Ad Hoc Committee members would gain in-depth understanding about the essential aspects of the Water Department and about rate-setting, and provide strategic input on water rate plan options and rates-related community outreach. The Council Ad Hoc Committee would play a key role in the LWS rate-planning process which will address the challenges of aging infrastructure, limited customer base, limited plant treatment capacity, mounting environmental regulations, and unsustainable high water rates.

BACKGROUND AND DISCUSSION

Lakes Water System Defined

The City of Vallejo owns and operates the Lakes Water System (LWS) as part of the services provided by the City of Vallejo Water Department. The LWS currently provides drinking water to 850 households and commercial customers in unincorporated Solano County; Green Valley, Gordon Valley, Willotta Oaks, and parts of Cordelia. The Green Valley Water Treatment Plant serves the LWS, which produces up to one million gallons of drinking water per day, and utilizes a highly specialized and refined treatment process to meet the water quality regulations necessary to treat the highly mineralized source water from Lakes Madigan and Frey.

Lakes Water System History

The Lakes Water System was created in the early 1890s. Originally Lake Frey and Lake Madigan reservoirs

Subject: APPROVE RESOLUTION ESTABLISHING THE CITY COUNCIL AD HOC WATER RATE COMMITTEE FOR THE LAKES WATER SYSTEM RATE PLANNING PROCESS AND APPOINT 3 MEMBERS OF THE CITY COUNCIL TO SAME

Page 2

provided drinking water to residents of Vallejo, Green Valley, and the surrounding rural areas. Beginning in the early 1950's, the City of Vallejo expanded its water supply portfolio and began to receive water from the Sacramento Delta (Cache Slough) and the newly constructed Monticello Dam/Lake Berryessa project to accommodate the increasing demands within the City limits. Due to this alternative water supply, the City stopped using the Lakes reservoirs to serve Vallejo, instead serving only users in Green Valley and the surrounding rural areas from lakes Madigan and Frey. This marked separation between the water systems was finalized in 1992, when Vallejo closed a valve physically isolating the LWS from the City of Vallejo system, and passed an ordinance making the LWS a distinct water system from the City system.

Over the years rate setting resulted in a separate rate for LWS customers. Due to the small customer base rates are more than double Vallejo customers for the same unit of usage.

Residential Water Rate comparison by City

Rates are as of September 2019. Amounts are based on monthly base service charge for a 3/4" meter + use of 7 HCF Units of Water (1 Hundred Cubic Feet (HCF) = 748 Gallons

Lakes Water System: \$137

Sonoma: \$74

Martinez: \$72

Benicia: \$69

Contra Costa: \$68

Pittsburg: \$59

Vallejo: \$59

EBMUD: \$57

American Canyon: \$56

Fairfield: \$45

Suisun: \$45

Napa (City of): \$45

Despite the high rate per customer, extremely limited resources have been available for maintenance and infrastructure improvements. Customers' water usage is extremely low due to the high cost per gallon, which further depresses revenues available for maintenance and system improvements. Rates are a disincentive for prospective new customers and rates are known to have deterred prospective home buyers in the area. Customers often question the reasonableness of the rates and ultimately public trust is impacted.

LWS and Water Department Strategic Goals

INFRASTRUCTURE RELIABILITY - *Deliver reliable services through proactively maintaining our infrastructure assets and reducing system vulnerability over the long term at the lowest possible life-cycle cost.*

While the Green Valley Water Treatment Plant, pump stations, and distribution system pipes and appurtenances meet regulatory requirements, the number of main breaks in the distribution system are increasing, the plant and pump stations and storage tanks are in need of increased levels of

Subject: APPROVE RESOLUTION ESTABLISHING THE CITY COUNCIL AD HOC WATER RATE COMMITTEE FOR THE LAKES WATER SYSTEM RATE PLANNING PROCESS AND APPOINT 3 MEMBERS OF THE CITY COUNCIL TO SAME

maintenance and upgrades.

FINANCIAL VIABILITY - *Maintain a sustainable financial structure that responsibly invests in infrastructure, ensures full cost recovery and appropriate reserves, and optimizes financial resources.*

Industry standard for drinking water is to update rate plans regularly (ideally every three to five years) to ensure critical costs are being captured in the rates and pay for short and long term capital investment.

SUSTAINABILITY - *Plan for current and future generations by protecting, preserving and enhancing water resources, the environment, and the community.*

The high rates and resulting minimal resources available for infrastructure maintenance undermines the ability to ensure sustainability of the LWS resources and the long term water resources support for the community.

ORGANIZATIONAL PERFORMANCE - *Develop and retain a competent, collaborative, and adaptable workforce in an organization that demands accountability and innovation, and ensures cost-effective operations.*

The high rates in the LWS impede optimal performance of the Water organization due to the fact that City staff's accountability is undermined in the eyes of the customers, due to the lack of investment to address areas of concern and risk.

PUBLIC TRUST - *Build and maintain public confidence and understanding through communication, delivery of quality services, responsive customer service, and compliance with environmental regulations.*

The public's trust is undermined by the combined impacts of the intractable issue of water rates, affordability and unmet maintenance needs for aging infrastructure due to the lack of resources for the robust capital program the system requires. While not meeting other strategic goals is a highly problematic matter, losing the trust of the public is an untenable fact that must be addressed.

In support of tackling the core issues of the LWS, including the high rates, a scheduled rate-setting process was deferred. Normally rate plans are updated regularly to ensure costs are adequately covered, and the Vallejo Water System and LWS were both scheduled for a rate update in 2019. However, the department determined that LWS rate-setting should be deferred until further problem solving with the County in support of the existing Memorandum of Understanding (MOU) with the County could take place. The MOU focuses on providing rate stability for customers, addressing aging infrastructure and deferred maintenance, improve reliable, ensure a safe water supply, supporting County General Plan, and identifying and facilitating cost-effective infrastructure upgrades.

County Partnership

Since 2017 when Water became a standalone Department, the Department worked to open lines of communication with stakeholders in the LWS and begin problem-solving. This resulted in two joint ventures between the City and Solano County, both to support problem solving in the LWS: the MOU for Problem Solving in the LWS as well as the Joint Exercise of Power Agreement (JEPA). Both partnerships support the problem-solving necessary to address the core problems in the LWS. The MOU is intended to facilitate joint

Subject: APPROVE RESOLUTION ESTABLISHING THE CITY COUNCIL AD HOC WATER RATE COMMITTEE FOR THE LAKES WATER SYSTEM RATE PLANNING PROCESS AND APPOINT 3 MEMBERS OF THE CITY COUNCIL TO SAME

problem-solving methods that focus on ensuring reliable water supply, providing rate stability for customers, addressing aging infrastructure and deferred maintenance, supporting growth within County General Plan growth limits, and identifying and facilitating cost-effective infrastructure upgrades. The JEPA affirmed the City's long-standing and continuing role as the drinking water purveyor in the unincorporated County and established an accountability partnership between the two agencies for the benefit of shared customers/constituents.

Council Ad-Hoc Water Rate Committee

In accordance with industry best practice, water utility providers update their rate plans every five years, and as such, the Vallejo Water System and the LWS were due for a formal rate-setting process in 2018. In response to feedback from the prior failed rate-setting process regarding the need for greater public input, and a need to ensure the rates process addressed aging water infrastructure, Council established a City Council Ad-Hoc Water Rate Committee to with the goals of supporting transparency and public input into the water rates planning process for the Vallejo System and LWS. At that time, based on rigorous financial analysis, Council determined that an update of the LWS rates would be inappropriate until the work of the MOU was complete. A rate study and rate plan for the Vallejo Water System only was completed, and subsequently adopted in September 2019.

With the LWS MOU and the JEPA now complete, it is now time to start a rate-study for the LWS rate plan. As part of that effort, staff recommends Council move forward with establishing a three-member Council Ad Hoc Water Rate Committee for the purpose of selecting and working in conjunction with a Citizen Water Rate Working Group to learn more in depth about the essential aspects of the Water Department and about rate-setting, and to provide strategic guidance in the development of a water rate plan, by advising staff and the Council in regards to community outreach, rates options, and recommendations. If approved, the Ad Hoc Committee would begin service in March, and conclude by December 31, 2022.

FISCAL IMPACT

There is no fiscal impact associated with establishing a City Council Ad Hoc Water Rate Committee outside of budgeted staff time. Any future rate changes proposed would require a Proposition 218-compliant public hearing and public input/"protest" process, and a vote by the full City Council.

ENVIRONMENTAL REVIEW

This action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has 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.

ATTACHMENTS

1.	LAKES AD HOC COMMITTEE RESO CAO STAMP
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Date: March 23, 2021

**Subject: APPROVE RESOLUTION ESTABLISHING THE CITY COUNCIL AD HOC WATER RATE
COMMITTEE FOR THE LAKES WATER SYSTEM RATE PLANNING PROCESS AND
APPOINT 3 MEMBERS OF THE CITY COUNCIL TO SAME**

Page 5

CONTACT

Michael Malone, Water Director (707) 648-4308

mike.malone@cityofvallejo.net

Approved as to form:

By:  for _____
Veronica Nebb, City Attorney

RESOLUTION NO. 21- N.C.

**RESOLUTION ESTABLISHING THE CITY COUNCIL AD HOC WATER RATE
COMMITTEE FOR THE LAKES WATER SYSTEM RATE PLANNING PROCESS**

WHEREAS, the City Council of the City of Vallejo desires to create a City Council Ad Hoc Water Rate Committee for the specific purpose of providing strategic guidance in the development of a water rate plan for the Lakes Water System; and

WHEREAS, the Ad Hoc Water Rate Committee would be tasked with advising staff and the City Council regarding community outreach, vetting rates options, and making recommendations to staff and to the Council, keeping in mind Council's desire for a high degree of community input; and

WHEREAS, the Ad Hoc Water Rate Committee would offer advice and suggestions regarding how best to gather and consider community input and make recommendations, beginning their service in March 2021 and concluding their service by December 31, 2022; and;

WHEREAS, a temporary advisory committee comprised solely of less than a quorum of the legislative body, and which serves a limited purpose, is not perpetual, and will be dissolved once its specific task is completed is not subject to the Brown Act pursuant to California government code §54952(b);

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Vallejo does hereby establish the Ad Hoc Water Rate Committee for the Lakes Water System and consents to the Mayor's appointment of the following councilmembers thereto: _____, _____, and _____.

Adopted by the City Council of the City of Vallejo at a regular meeting held on March 9, 2021 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ROBERT H. MCCONNELL, MAYOR

ATTEST:

DAWN G. ABRAHAMSON, CITY CLERK



DATE: March 23, 2021
TO: Mayor and Members of the City Council
FROM: Judy Shepard-Hall, Housing and Community Development Division Manager
SUBJECT: HOUSING DIVISION UPDATE

RECOMMENDATION

Present a brief overview to City Council on the Housing Division's status of operations, accomplishments in meeting goals, and plans for the year ahead. No action is required.

REASONS FOR RECOMMENDATION

To allow City Council and the public to gain insight and understanding of the Housing Division, including recent accomplishments, challenges, and future goals.

BACKGROUND AND DISCUSSION

As part of the City Manager's goal to share information with the City Council and the public regarding various departments' operations, the Housing Division has created a PowerPoint presentation to share recent accomplishments, and upcoming projects, initiatives, challenges, and plans.

FISCAL IMPACT

None.

ENVIRONMENTAL REVIEW

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.

ATTACHMENTS

None

CONTACT

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



DATE: March 23, 2021
TO: Mayor and Members of the City Council
FROM: Terrance Davis, Public Works Director
SUBJECT: INTRODUCTION OF AN ORDINANCE FOR MANDATORY COMMERCIAL AND ORGANICS RECYCLING

RECOMMENDATION

Introduce and Waive First Reading of an Ordinance Amending Chapters 7.40, 7.44, 7.48, 7.52, and 7.53 of the Vallejo Municipal Code and Adopting Regulations for the Collection, Disposal, and Processing of Solid Waste, Organic Waste, and Recyclable Materials.

REASONS FOR RECOMMENDATION

New upcoming SB1383 legislation from the California Department of Resources, Recycling and Recovery (CalRecycle) will require the cities and counties in California to implement mandatory commercial and organics recycling and other programs to reduce organic waste disposal by 75% by 2025. To ensure compliance with this new legislation, the City of Vallejo is required to adopt enforceable ordinances or other mechanisms to ensure that all covered residential and commercial generators are compliant with SB 1383 regulations. Such mechanisms will enable the City to enforce the regulations and assess noncompliance penalties on generators and haulers, beginning in 2024.

BACKGROUND AND DISCUSSION

Background

State law (Integrated Waste Management Act of 1989) requires jurisdictions to divert 50% of all wastes away from landfills by 2000 or face fines of up to \$10,000 a day for non-compliance. The City achieved this goal and has remained in compliance for many years.

In January 2012, CalRecycle adopted AB341 Mandatory Commercial Recycling, which requires businesses and multi-family dwellings that generate four cubic yards or more of commercial solid waste per week, to have recycling services. It was encumbered upon each jurisdiction to conduct outreach and provide businesses and multi-family dwellings with options to ensure that recyclable materials were diverted from the landfill through reuse, recycling, and/or, composting. Since recycling services are provided a no cost in the City for businesses and multi-family dwellings, it was easy for the City to comply with this mandate.

In January 2016, Assembly Bill (AB) 1826 - Mandatory Organics Recycling was adopted which requires the City to conduct outreach and implement an organic waste recycling program for businesses and multi-family dwellings to divert the following organic waste: food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste. The City obtained addresses of all commercial garbage accounts from Recology Vallejo and letters and outreach information were sent to all affected businesses and multi-family dwellings, informing them that they had to subscribe for organics recycling

services.

In September 2016, SB1383 was signed into law, establishing methane emissions reduction targets in a statewide effort to reduce methane emissions at landfills in California by mandating 50% reduction in organics to landfill by 2020, and 75% by 2025. In addition, starting in 2022, it will be encumbered upon the City to implement and oversee programs to ensure that all food service businesses donate edible food to food recovery organizations to prevent the food from being thrown away. It should be noted, that the State is requiring jurisdictions to have an enforcement mechanism for businesses and multi-family dwellings that are not in compliance with this new legislation. Likewise, the State will levy penalties and fines of up to \$10,000 a day on jurisdictions that fail to comply with SB1383.

In December 2018, the City received a letter from CalRecycle stating that after reviewing the City's 2017 implementation of AB 1826 programs, CalRecycle was concerned about program gaps which warranted further review and follow-up. Per this letter, CalRecycle required the City to develop and implement a detailed Compliance Plan (Plan) to address the program gaps.

In January 2019, the City began development the Plan aimed at addressing CalRecycle's concerns and enhancing the City's efforts to comply with AB1826. The 2019 Plan included timelines and specific activities that the City and Recology Vallejo, the City's franchise waste hauler, would adhere to that would help the City meet the requirements of AB1826 and some aspects of the SB 1383 Short-Lived Climate Pollutant Reduction Strategy. City staff completed all the actions and activities outlined in the 2019 Plan. Unfortunately, the Plan did not yield the results that staff had hoped for and the AB1826 participation rate remained lower than anticipated. Therefore, staff developed a 2020 Plan, which included actions and activities that would further enhance the efforts outlined in the 2019 Plan.

In September 2020, CalRecycle indicated that the State would be moving forward with the implementation of SB1383, despite COVID-19, and that the City would need to adhere to tasks outlined in our 2020 Plan. One such task was the implementation of a mandatory recycling and organics recycling ordinance.

Recommended Ordinance

The proposed Mandatory Commercial Recycling and Organics Recycling Ordinance is the first step of several actions necessary for the City to remain, and/or, become compliant with AB 341, AB 1826, and SB 1383. Local jurisdictions are required to conduct outreach, adopt regulations and implement programs to support businesses and multi-family dwellings with achieving compliance. Based on the new legislative requirements in SB 1383, staff is recommending the adoption of the proposed mandatory commercial recycling and organics recycling ordinance. The proposed ordinance, is based on CalRecycle's Model Ordinance that was developed with input from waste management professionals, local haulers and businesses throughout California.

Upon adoption of the Ordinance, Recology will automatically provide businesses and multi-family dwellings that meet the threshold with organic recycling carts and charge them for the service. However, if a business or multi-family dwelling is recycling their organic materials via means other than the program provided by Recology, they will be required to complete a self-haul form and report the information to the City. In addition, if the business or multi-family dwelling is recycling and does not generate organic materials or does not have

enough space for organic materials carts or bins; they may submit a waiver form to the City, which would be verified with an on-site visit. The waiver will ensure that the business or multi-family dwelling is not penalized or charged for any costs associated with having the mandatory service. Waiver forms will be approved by the City's Recycling Coordinator and are valid for a period of five years.

City staff understands that these are difficult times for businesses. Therefore, in early 2021 staff began targeted outreach to the business community. Outreach activities include working with the Chamber of Commerce, a survey for businesses, and dissemination of other educational materials. Additionally, Recology will be reaching out to the City's service club organizations to inform local businesses about the SB1383 legislation and the service changes required by the Ordinance.

The proposed Ordinance would align Vallejo Municipal Code with the existing unfunded state regulations intended to reduce green house gas emission and increase waste diversion. To support implementation, staff will continue to work closely with Recology on outreach, education, and monitoring, to ensure that the City is compliant with AB341, AB1826 and SB1383.

FISCAL IMPACT

At this time, all costs associated with the compliance of AB341, AB1826 and SB1383 will be covered by existing budget appropriations in the Solid Waste Fund. No additional funding or increase will be required or necessary.

ENVIRONMENTAL REVIEW

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.

ATTACHMENTS

1.	Ordinance Amendment with CAO Stamp Recycling
----	--

CONTACT

Terrance Davis, Public Works Director (707) 648-4301

Terrance.Davis@cityofvallejo.net

Derek Crutchfield, Recycling Coordinator (707) 648-5346

Derek.Crutchfield@cityofvallejo.net

By:  for
Veronica A.F. Nebb
City Attorney

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALLEJO AMENDING CHAPTERS 7.40, 7.44, 7.48, 7.52, and 7.53 OF THE VALLEJO MUNICIPAL CODE AND ADOPTING REGULATIONS FOR THE COLLECTION, DISPOSAL, AND PROCESSING OF SOLID WASTE, ORGANIC WASTE, AND RECYCLABLE MATERIALS

THE CITY COUNCIL OF THE CITY OF VALLEJO MAKES THE FOLLOWING FINDINGS WITH RESPECT TO THE ADOPTION OF THIS ORDINANCE:

WHEREAS, the California Integrated Waste Management Act of 1989 (also referred to as Assembly Bill 939 as it may be amended and implemented by CalRecycle regulations, requires all jurisdictions within California to divert from landfill disposal at least 50% of municipal solid waste annually through source reduction, recycling, or composting by January 2000;

WHEREAS, Assembly Bill 341 approved in October 2011 set a policy goal that at least 75% of solid waste generated be source reduced, recycled, or composted by the year 2020;

WHEREAS, Assembly Bill 341 requires businesses and multi-family property owners that generate more than four cubic yards of commercial solid waste per week to arrange for recycling services and requires jurisdictions to implement a commercial solid waste recycling program by 2012. This recycling program may include without limitation: implementing a mandatory commercial solid waste recycling ordinance or policy, requiring recycling through a franchise agreement, or requiring all commercial solid waste to go through either a source separated or mixed processing system;

WHEREAS, Assembly Bill 1826 approved in September 2014 is directed at businesses that produce a specified amount of organic waste per week. Assembly Bill 1826 requires jurisdictions to implement an organic waste recycling program to divert such organic waste from landfills. Recycling programs may include without limitation: implementing a mandatory commercial organic waste recycling ordinance or policy, requiring a mandatory commercial organic waste recycling program through a franchise agreement, or requiring organic waste to go through either a source separated or mixed processing system;

WHEREAS, under Assembly Bill 1826, businesses that generate four or more cubic yards of commercial solid waste per week are required to arrange for organic waste recycling services, except that the Department of Resources Recycling and Recovery ("CalRecycle") may issue a determination decreasing that amount to two or more cubic yards;

WHEREAS, Assembly Bill 1826 requires jurisdictions to report to CalRecycle their progress in implementing the organic waste recycling program;

WHEREAS, Assembly Bill 1826 authorizes CalRecycle to review a jurisdiction's progress and compliance at any time;

WHEREAS, Assembly Bill 1826 permits jurisdictions to charge and collect a fee from a business that generates a specified amount of organic waste to recover the costs of compliance with Assembly Bill 1826;

WHEREAS, in September 2014, Governor Brown signed AB 1594 mandating that as of January 1, 2020, the use of green material as alternative daily cover at a landfill will no longer constitute required diversion through recycling;

WHEREAS, the Short-lived Climate Pollution Reduction Act of 2016 (also referred to as Senate Bill 1383) set policy goals of reducing methane emissions at landfills by 75% in the level of statewide disposal of organic waste and recovering at least 20% of currently edible food for human consumption by 2025;

WHEREAS, Senate Bill 1383 requires CalRecycle to develop regulations to reduce organic waste in landfills as a source of methane.

WHEREAS, Senate Bill 1383 requires jurisdictions to adopt an ordinance (or similarly enforceable mechanism) implementing relevant sections of Senate Bill 1383, including sections authorizing jurisdictions to conduct inspections of containers for waste (e.g., organic waste and non-organic waste), provide for organic collection container services, and establish enforcement mechanisms to enact penalties for non-compliance;

WHEREAS, Senate Bill 1383 goes into effect in January 2022 and enforcement actions may be taken against non-compliant jurisdictions starting January 1, 2022;

WHEREAS, on February 4, 2020, the City received a letter from CalRecycle regarding its compliance with Assembly Bill 1826. The letter stated that CalRecycle had "identified program gaps" within the City's monitoring and organics recycling service given non-compliance amongst [organic waste] generators" and further stated "the City needs to improve identifying, monitoring, and following-up activities pertaining to covered businesses and multi-family generators;"

WHEREAS, on September 15, 2020, CalRecycle issued to the City a determination that businesses within Vallejo generating two or more cubic yards of commercial solid waste are required to arrange for organic waste recycling services pursuant to Assembly Bill 1826 (decreasing this threshold from four to two cubic yards);

WHEREAS, the City has taken measures to ensure compliance with applicable laws and regulations, including updating its Mandatory Commercial Organics Recycling Program to reflect applicable laws and regulations, the decreased threshold of two or more cubic yards, and ensuring identification, education, and outreach of businesses subject to applicable laws and regulations;

WHEREAS, to aid in implementing the City's continued compliance with applicable laws and regulations, the City has entered into a franchise agreement for the collection of organic waste, recyclable materials, and solid waste with Recology Vallejo, a California Corporation.

WHEREAS, City staff have reviewed pertinent portions of the City of Vallejo Municipal Code and propose amendment to ensure compliance with applicable laws and regulations.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF VALLEJO ORDAINS AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated by reference as material findings in support of this ordinance amendment.

SECTION 2. Section 7.40.040 of the Vallejo Municipal Code is hereby amended to read as follows:

7.40.040 - Bulky goods.

"Bulky goods" means *materials such as* discarded furniture; carpets; mattresses; household appliances including refrigerators, ranges, washers, dryers, water heaters, and dishwashers and other similar items; household goods including lawn and garden equipment (drained of fluids), bicycles, ~~and other similar personal items, and other oversized materials whose large size precludes or complicates their handling by normal collection, processing, or disposal methods.~~ Bulky goods ~~excludes~~ *does not include* motor vehicles or any subassembly, component, or part thereof (including tires), hazardous materials, and universal waste (including electronic waste) as currently defined by *applicable laws and regulations.* ~~the state of California.~~

SECTION 3. Section 7.40.090 of the Vallejo Municipal Code is hereby amended to read as follows:

7.40.090 - Commercial/~~industrial~~ business ~~owner~~.

"Commercial/~~industrial~~ business ~~owner~~" means *a firm, partnership, proprietorship, joint-stock company, corporation, or association, whether for-profit or nonprofit, strip mall, industrial facility, or a multi-family residential dwelling consisting of five or more units, or as otherwise defined in Section 18982 of Title 14 of the California Code of Regulations.* any person holding or occupying, alone or with others, commercial/industrial business premises, whether or not it is the holder of the title or the owner of record of the commercial/industrial business premises.

SECTION 4. Section 7.40.100 of the Vallejo Municipal Code is hereby amended to read as follows:

7.40.100 - Commercial/~~industrial~~ *business* premises.

~~"Commercial/industrial business premises" means all real property within the City in which a firm, partnership, proprietorship, joint-stock company, corporation, or association, whether for-profit or nonprofit, strip mall, industrial facility, or a multi-family residential dwelling consisting of five or more units, or as otherwise defined in all occupied real property in the city, Section 18982 of Title 14 of the California Code of Regulations is located, including but not limited to retail establishments, shops, offices, service stations, recreational facilities, and manufacturing establishments. Commercial business premises do not include residential premises or multi-family residential dwellings consisting of less than five units. except property occupied by state or local governmental agencies which, pursuant to state or federal laws, are exempt from the requirement to utilize the city's franchisee and except residential premises as defined herein, and shall include, without limitation, wholesale and retail establishments, restaurants and other food establishments, bars, stores, shops, offices, industrial establishments, manufacturing establishments, service stations, repair, research and development establishments, professional, services, sports or recreational facilities, construction and demolition sites, a multi-family residence that is not a residential premises, and any other commercial or industrial business facilities, structures, sites, or establishments in the city.~~

SECTION 5. Section 7.40.111 of the Vallejo Municipal Code is hereby added to read as follows:

7.40.111- Commercial Edible Food Generator

"Commercial Edible Food Generator" includes a Tier One or a Tier Two Commercial Edible Food generator as defined in Section 18982 of Title 14 of the California Code of Regulations, as may be amended. For purposes of this definition, Commercial Edible Food Generator does not include Food Recovery Organizations and Food Recovery Services as defined in and pursuant to Section 18982 of Title 14 of the California Code of Regulation, as may be amended.

A Tier One Commercial Edible Food Generator means a Commercial Edible Food Generator that is one of the following:

1. Supermarket.
2. Grocery Store with a total facility size equal to or greater than 10,000 square feet.
3. Food Service Provider.
4. Food Distributor.
5. Wholesale Food Vendor.

If the definition in Section 18982(a)(73) of Title 14 of the California Code of Regulations of Tier One Commercial Edible Food Generator as amended differs from this definition, the definition in Section 18982(a)(73) shall apply.

A “Tier Two Commercial Edible Food Generator” means a Commercial Edible Food Generator that is one of the following:

1. Restaurant with 250 or more seats, or a total facility size equal to or greater than 5,000 square feet.
2. Hotel with an on-site food facility and 200 or more rooms.
3. Health facility with an on-site food facility and 100 or more beds.
4. Large Venue.
5. Large Event.
6. A state agency with a cafeteria with 250 or more seats or total cafeteria facility size equal to or greater than 5,000 square feet.
7. A local education agency facility with an on-site food facility.

If the definition in Section 18982(a)(74) of Title 14 of the California Code of Regulations of Tier Two Commercial Edible Food Generator as amended differs from this definition, the definition in Section 18982(a)(74) shall apply.

SECTION 6. Section 7.40.121 of the Vallejo Municipal Code is hereby added to read as follows:

7.40.121 – Edible Food

“Edible Food” means food intended for human consumption, or as otherwise defined in Section 18982(a)(18) of Title 14 of the California Code of Regulations. For purposes of this ordinance or as otherwise defined in Section 18982(a)(18) of Title 14 of the California Code of Regulations, “Edible Food” is not Solid Waste if it is recovered and not discarded. Nothing in this ordinance or in Title 14 of the California Code of Regulations, Division 7, Chapter 12 requires or authorizes the recovery of Edible Food that does not meet the food safety requirements of the California Retail Food Code or other applicable laws or regulations, as may be amended.

SECTION 7. Section 7.40.122 of the Vallejo Municipal Code is hereby added to read as follows:

7.40.122 – Food Recovery

“Food Recovery” means actions to collect and distribute food for human consumption that otherwise would be disposed, or as otherwise defined in Section 18982(a)(24) of Title 14 of the California Code of Regulations.

SECTION 8. Section 7.40.123 of the Vallejo Municipal Code is hereby added to read as follows:

7.40.123 - Food Recovery Service

“Food Recovery Service” means a person or entity that collects and transports Edible Food from a Commercial Edible Food Generator to a Food Recovery Organization or other entities for Food Recovery, or as otherwise defined in Section 18982(a)(26) of Title 14 of the California Code of Regulations, as may be amended. A Food Recovery Service is not a Commercial Edible Food Generator for purposes of this ordinance and implementation of Title 14 of the California Code of Regulations, Division 7, Chapter 12 pursuant to Section 18982(a)(7) of Title 14 of the California Code of Regulations.

SECTION 9. Section 7.40.124 of the Vallejo Municipal Code is hereby added to read as follows:

7.40.124 - Food Recovery Organization

“Food Recovery Organization” means an entity that engages in the collection or receipt of Edible Food from Commercial Edible Food Generators and distributes that Edible Food to the public for Food Recovery either directly or through other entities or as otherwise defined in Section 18982(a)(25) of Title 14 of the California Code of Regulations, including, but not limited to:

1. A food bank as defined in Section 113783 of the Health and Safety Code;
2. A nonprofit charitable organization as defined in Section 113841 of the Health and Safety code; and,
3. A nonprofit charitable temporary food facility as defined in Section 113842 of the Health and Safety Code.

A Food Recovery Organization is not a Commercial Edible Food Generator for the purposes of this ordinance and implementation of Title 14 California Code of Regulations, Division 7, Chapter 12 pursuant to Section 18982(a)(7) of Title 14 of the California Code of Regulations.

If the definition in Section 18982(a)(25) of Title 14 of the California Code of Regulations for Food Recovery Organization differs from this definition, the definition in Section 18982(a)(25) of Title 14 of the California Code of Regulations as amended shall apply to this ordinance.

SECTION 10. Section 7.40.125 of the Vallejo Municipal Code is hereby added to read as follows:

7.40.125 – Food Scraps

“Food Scraps” means all food such as, but not limited to, fruits, vegetables, meat, poultry, seafood, shellfish, bones, rice, beans, pasta, bread, cheese, and eggshells.

Food Scraps does not include fats, oils, and grease when such materials are source separated from other Food Scraps.

SECTION 11. Section 7.410.140 of the Vallejo Municipal Code is hereby amended to read as follows:

7.40.140 – Green waste.

"Green waste" means prunings, brush, leaves, grass clippings, garden and hedge trimmings, small branches less than six inches in diameter and four feet in length and similar vegetative waste generated from residential property or landscaping activities, but does not include stumps or similar bulky wood materials, or painted or treated wood. ~~Green waste may also include pre- and post-consumer food scraps, or paper contaminated with food scraps when specifically included in a green waste collection program and such material is separated from solid waste.~~

SECTION 12. Section 7.40.150 of the Vallejo Municipal Code is hereby amended to read as follows:

7.40.150 - Hazardous materials.

"Hazardous materials" means *and includes any substances, materials, or wastes identified as toxic or harmful to human health or the environment, including but not limited to materials identified in Section 1722.5.3 of Title 14 of the California Code of Regulations, Section 18502 of Title 14 of the California Code of Regulations, and Section 25117 of the Health and Safety Code, or any other applicable laws or regulations, as may be amended.* ~~hazardous substances" and "hazardous waste."~~
~~"Hazardous substance" means any of the following: (a) any substance defined, regulated or listed (directly or by reference) as "hazardous substances," "hazardous materials," "hazardous wastes," "toxic wastes," "pollutant," or "toxic substances" or similarly identified as hazardous to human health or the environment, in or pursuant to (i) the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 USC Section 9601 et seq. (CERLA); (ii) the Hazardous Materials Transportation Act, 49 USC Section 1802 et seq.; (iii) the Resource Conservation and Recovery Act, 42 USC Section 6901 et seq.; (iv) the Clean Water Act, 33 USC Section 1251 et seq.; (v) California Health and Safety Code Sections 2515-25117, 25249.8, 25281, and 25316; (vi) the Clean Air Act, 42 USC Section 7901 et seq.; or, (vii) California Waste Code, Section 13050; (b) any amendments, rules or regulations promulgated thereunder to such enumerated statutes or acts currently existing or hereafter enacted; and (c) any other hazardous or toxic substance, material, chemical, waste or pollutant identified as hazardous or toxic or regulated under any other applicable federal, state, or local environmental law currently existing or hereinafter enacted, including, without limitation, friable asbestos, polychlorinated biphenyl's (PCBs), petroleum, natural gas and synthetic fuel products, and by-products.~~
~~"Hazardous waste" means all substances defined as hazardous waste, acutely hazardous waste, or extremely hazardous waste by the state of California in Health and Safety Code Sections 25110.02, 25115, and 15227 or in future amendments to or~~

~~recodifications of such statutes identified and listed as Hazardous Waste by the US Environmental Protection Agency (EPA), pursuant to the Federal Resource Conservation Act, 42 USC section 6901 et seq., all future amendments thereto, and all rules and regulations promulgated thereunder.~~

SECTION 13. Section 7.40.161 of the Vallejo Municipal Code is hereby added to read as follows:

7.40.161 – High Diversion Organic Waste Processing Facility

“High Diversion Organic Waste Processing Facility” means a facility that is in compliance with the reporting requirements of Section 18815.5(d) of Title 14 of the California Code of Regulations and meets or exceeds an annual average mixed waste organic content recovery rate of 50 percent between January 1, 2022 and December 31, 2024, and 75 percent after January 1, 2025, as calculated pursuant to Section 18815.5(d) of Title 14 of the California Code of Regulations for organic waste received from the “mixed waste organic collection stream” as defined in Section 17402(a) and Section 18982(a)(33) of Title 14 of the California Code of Regulations.

SECTION 14. Section 7.40.162 of the Vallejo Municipal Code is hereby added to read as follows:

7.40.162 – Large Event

“Large Event” means an event, including, but not limited to, a sporting event or a flea market, that charges an admission price, or is operated by a local agency, and serves an average of more than 2,000 individuals per day of operation of the event, at a location that includes, but is not limited to, a public, nonprofit, or privately owned park, parking lot, golf course, street system, or other open space when being used for an event. If the definition in Section 18982(a)(38) of Title 14 of the California Code of Regulations differs from this definition as amended, the definition in Section 18982(a)(38) of Title 14 of the California Code of Regulations shall apply.

SECTION 15. Section 7.40.163 of the Vallejo Municipal Code is hereby added to read as follows:

7.40.163 – Large Venue

“Large Venue” means a permanent venue facility that annually seats or serves an average of more than 2,000 individuals within the grounds of the facility per day of operation of the venue facility. For purposes of this ordinance and implementation of Title 14 of the California Code of Regulations, Division 7, Chapter 12, a venue facility includes, but is not limited to, a public, nonprofit, or privately owned or operated stadium, amphitheater, arena, hall, amusement park, conference or civic center, zoo, aquarium, airport, racetrack, horse track, performing arts center, fairground, museum, theater, or other public attraction facility. For purposes of this ordinance and implementation of Title 14 of the California Code of Regulations, Division 7, Chapter 12,

a site under common ownership or control that includes more than one Large Venue that is contiguous with other Large Venues in the site, is a single Large Venue. If the definition in Title 14 of the California Code of Regulations Section 18982(a)(39) differs from this definition as amended, the definition in Section 18982(a)(39) of Title 14 of the California Code of Regulations shall apply.

SECTION 16. Section 7.40.170 of the Vallejo Municipal Code is hereby amended to read as follows:

7.40.170 - Minimum service.

"Minimum service" means *the minimum collection and processing or disposal service provided to residential premises and commercial business premises for solid waste, recyclables, and organic waste as prescribed under the terms and conditions of a franchise agreement or other agreement or City authorization, or as otherwise prescribed by the public health department, public works director, or City Council.*~~one thirty-two gallon cart, not to exceed seventy-five pounds in weight, shall be the minimum garbage, refuse and service for occupied residential premises and commercial/ industrial premises.~~

SECTION 17. Section 7.40.171 of the Vallejo Municipal Code is hereby added to read as follows

7.40.171 – Organic waste

"Organic Waste" means Solid Waste containing material originated from living organisms and their metabolic waste products, including but not limited to food, green material, landscape and pruning waste, organic textiles and carpets, lumber, wood, paper products, printing and writing Paper, manure, biosolids, digestate, and sludges or as otherwise defined in Section 18982(a) of Title 14 of the California Code of Regulations.

SECTION 18. Section 7.40.172 of the Vallejo Municipal Code is hereby added to read as follows

7.40.172 – Organic waste generator

"Organic Waste Generator" means a person or entity that is responsible for the initial creation of Organic Waste, or as otherwise defined in Section 18982(a) of Title 14 of the California Code of Regulations.

SECTION 19. Section 7.40.210 of the Vallejo Municipal Code is hereby amended to read as follows:

7.40.210 – Recyclables

"Recyclables" means *any material generated or collected in such a condition that it can be re-manufactured or reprocessed into re-usable materials. Recyclables includes but is not limited to* glass containers, metal (ferrous, nonferrous, and bimetal) containers

(including aerosol and empty latex paint cans); aluminum foil and pie plates; #1 and #2 narrow-neck plastic containers; gable top and juice carton polycoated containers, newspaper; corrugated cardboard; mixed paper (including but not limited to white and colored paper, fax paper, magazines, chipboard, junk mail and telephone books); green waste (whether source separated or commingled with solid waste); and, any such other materials designated as *recyclables* by the public works director, *City Council*, or designated as *recyclables* by the California Integrated Waste Management Board, or any other agency with jurisdiction, *or as set forth in a franchise agreement*.

SECTION 20. Section 7.40.230 of the Vallejo Municipal Code is hereby amended to read as follows:

7.40.230 - Residential cart service.

"Residential cart service" means the *collection and processing or disposal* system for ~~Ssolid Wwaste, Recyclables, and Organic Waste~~ green waste collection and disposal wherein the rates or collection charges set forth in this Chapter 7.48 are based upon the size of the ~~garbage~~cart, which is provided by the franchisee for collection. ~~Refuse~~Solid waste, ~~Recyclables, and Oorganic Wwaste as defined in Section 7.40.260 as defined in~~ Section 7.40.210, respectively, shall be deposited only in cart(s) as *defined herein* described in Section 7.44.020(A) and subject to the volume and weight limitations herein set forth.

SECTION 21. Section 7.40.240 of the Vallejo Municipal Code is hereby amended to read as follows:

7.40.240 - Residential collection—Containers.

"Residential collection" *means the collection and processing or disposal of solid waste, recyclables, and organic waste pursuant to the terms and conditions of a franchise agreement or other agreement or other authorization approved by the City Council of the City of Vallejo.* ~~is subject to the prior approval of the city, and to the terms and conditions of the franchise agreement. Residential collection includes the franchisee~~ The franchisee shall ~~providinge separate carts for the collection and processing or disposal of solid waste, recyclables, and organic~~green waste cart(s) to each residential householder *subject to the terms and conditions of the franchise agreement, other agreement, or other authorization. These cart(s) shall serve as the exclusive containers for storage and collection of solid waste, recyclables, and organic waste.* ~~No cardboard box, paper or plastic bag, or other similarly fragile container, may be used as a container for solid waste, recyclables, or green waste. Except as expressly provided otherwise herein, upon the commencement of automated collection in the city only container(s), and/or, cart(s) provided by the franchisee may be used for residential solid waste, recyclables, or green waste.~~

~~No cardboard box or paper or plastic bag may be used as a container for solid waste, recyclables or green waste. Except as expressly authorized by this chapter, no person other than the franchisee may place a cart(s), bin(s), box(es) or other containers for the~~

~~collection of solid waste, recyclables or green waste within the city. Any container(s) or other than approved container(s) placed in violation of this section is hereby declared to be a nuisance, and is subject to abatement pursuant to applicable provisions of this code.~~

SECTION 22. Section 7.40.251 of the Vallejo Municipal Code is hereby added to read as follows:

7.40.251 – Self Hauler

“Self-Hauler” means a person, who hauls solid waste, organic waste, or recyclables material he or she has generated to another person. Self-hauler also includes a person who back-hauls waste, or as otherwise defined in Section 18982(a)(66) of Title 14 of the California Code of Regulations. Back-haul means generating and transporting organic waste to a destination owned and operated by the generator using the generator’s own employees and equipment, or as otherwise defined in Section 18982(a)(66) of Title 14 of the California Code of Regulations.

SECTION 23. Section 7.40.252 of the Vallejo Municipal Code is hereby added to read as follows:

7.40.252 – Single Family

“Single family” means of, from, or pertaining to any residential premises with fewer than five units.

SECTION 24. Section 7.40.260 of the Vallejo Municipal Code is hereby amended to read as follows:

7.40.260 - Solid waste.

"Solid waste" has the same meaning as defined in Section 40191 of the Public Resources Code as may be amended, which defines Solid Waste as means all the putrescible and nonputrescible solid, semisolid and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition debris and construction wastes (as defined in the Section 7.53.030 of this code), abandoned vehicles and parts thereof, discarded home and industrial appliances, dewatered, treated, or chemically fixed sewage sludge which are not hazardous materials, manure, vegetable or animal solid and semi-solid wastes, and other dismantled solid and semi-solid wastes generated by a household, commercial/retail business or industrial generators. Solid waste excludes does not include hazardous waste, radioactive waste, or medical waste as defined in the Public Resources Code or other applicable laws or regulations, as may be amended. materials or low level radioactive waste regulated under Chapter 8 (commencing with Section 114960) of Division 104 of the Health and Safety Code, or medical waste which is regulated pursuant to the Medical Waste Management Act (Chapter 1 commencing with Section 117600 of Division 104 of the Health and Safety Code), provided that the medical waste, whether treated or untreated, is not disposed of at a solid waste facility.

SECTION 25. Section 7.40.270 of the Vallejo Municipal Code is hereby added to read as follows:

7.40.270 – Source separated

“Source Separated” means materials, including commingled recyclable materials, that have been separated or kept separate from the solid waste stream, at the point of generation, for the purpose of additional sorting or processing of those materials for recycling or reuse to return them to the economic mainstream in the form of raw material for new, reused, or reconstituted products, which meet the quality standards necessary to be used in the marketplace, or as otherwise defined in Section 17402.5(b) of Title 14 of the California Code of Regulations, as may be amended.

SECTION 26. Section 7.44.020 of the Vallejo Municipal Code is hereby amended to read as follows:

7.44.020 - Container—Requirements generally.

- A. *The franchisee shall provide a minimum of three containers for collection service: one for the collection of solid waste, one of the collection of source separated recyclables, and one for the collection of source-separated organic waste. City shall have the right to review the number, location, and size of the containers to evaluate their adequacy for collection. The franchisee may be required to provide additional or different containers if needed to ensure adequate collection service, as determined by the public works director, the public health department, or City Council.*
- B. Every owner, proprietor, manager, or other person having charge or control of any ~~premises commercial/industrial premises or residential premises~~ within the city ~~who is not a self-hauler~~ shall ~~subscribe to and~~ maintain the minimum level of service as ~~defined herein.~~
- C. ~~The containers which~~ shall be placed in a location that is readily accessible to the franchisee on days of collection and where ~~it~~ *they* will not ~~create be a public nuisance or be offensive.~~
- D. ~~The cart(s) containers~~ shall be kept closed at all times except when necessarily opened to permit solid waste, recyclables, and ~~green-organic~~ waste to be taken from or deposited therein. ~~Said The cart(s) containers~~ shall not be less than thirty-two gallons and in no event shall each ~~cart~~ exceed seventy-five pounds in weight when full.
- E. ~~The containers and~~ shall be placed so as to be readily accessible for the removal and emptying of the waste material or recyclables contained therein by the franchisee; provided, however, that in commercial *business* properties, including apartment houses, solid waste and recyclables may be kept in an enclosure or other suitable receptacle approved by the public works director ~~or under the terms and conditions of a franchisee agreement, other agreement, or as other approved by the City.~~
- F. The franchisee shall provide solid waste, recycling and ~~greenorganic~~ waste ~~containers cart(s)~~ and replace ~~containers~~ at no additional cost to residential or

commercial/industrial business owners or renters. In cases of intentional damage to ~~containers cart(s) or containers cart(s)~~ having to be replaced more than once within a four-month period due to negligence, the resident or commercial/industrial-business owner or renter will incur the cost ~~for of~~ replacing ~~carts~~containers.

1. *The public works director, public health department, or City Council shall have the right to designate collection and processing or disposal areas. Solid waste, recyclables and green-organic waste containers cart(s) shall not be located upon any public right of way or upon any premises not authorized for collection and processing or disposal, on any public area, including but not limited to, lots, streets, lanes, alleys, courts, parkways or drives in the city, unless written permission is obtained from the public works director and except as provided in subsection GG of this section.*
 2. *Residential or commercial business owners or renters using containers for the collection of solid waste, recyclables and greenorganic waste containers(s) that are allowed to be placed in public places shall be responsible for the removal of any waste, debris, or litter solid waste, recyclables, trash, junk, debris, or litter from, on, and around said containers(s) up to the middle measurement of the public area. Failure of owners/renters of said container(s) to properly maintain the containers and surrounding area so as not to cause a public nuisance may result in the revocation of permission to place the containers in a public area, the imposition of fines and associated costs, and further legal action from the city.*
- GB. *For a A disabled or elderly personresident who lives alone and that iswho is unable to or who has difficulty placing cart(s) at the curb for residential curbside pickup, may apply to the franchisee for a curbside pickup exemption by completing and submitting a form approved by the city manager to the franchisee, along with they shall be required to apply, on a form approved by the city manager, to the franchisee for a curbside pickup exemption. In order to qualify for a curbside pickup exemption, certification from a licensed physician that the person seeking the exemption is not able-unable to or has difficulty moving and lives alone or lives with others who are unable to move or have difficulty moving. to move, and no one residing at the property can move. the solid waste, recyclables and green waste receptacles to the curb for collection. If an exemption is granted, solid waste, recyclables and green waste collection willshall be from a location on the property-premises that is reasonably acceptable to franchisee at no additional cost to the resident. A denial of a curbside pickup exemption may be appealed to the city manager. Such appeal shall be in writing, set forth the reasons supporting the appeal, and shall be submitted to the City Clerk no later than fifteen calendar days after receipt of denial, unless the city manager finds good cause exists to extend the time for submission of the appeal. and theThe city manager will make the final decision as to eligibility for the curbside pickup exemption consistent with ensuring public health, safety, and sanitation. A pending appeal shall not excuse a resident from compliance with this Chapter unless the city manager determines there has been a good faith effort made to comply with the requirements of this Chapter.*

~~HC.~~ In residential areas, solid waste, recycling and ~~organic green~~-waste carts(s), shall not be placed in public view for purposes of pickup by the franchisee prior to sunset on the day before pickup is scheduled, and empty ~~containers cart(s)~~ shall be removed from public view before ten p.m. on the day when pickup is made.

SECTION 27. Section 7.44.040 of the Vallejo Municipal Code is hereby amended to read as follows:

7.44.040 - Container—Storage and enclosure.

~~For commercial/industrial premises within the city, the health department, and/or the public works director. The City may prescribe reasonable rules and regulations pertaining to containers, their design and location, and maintenance and design of enclosures in which the containers are placed for the storage and pickup of solid waste, rRecyclables and organic green-waste. Rules and regulations adopted under this section for the design of enclosures are subject to prior approval by City Council. shall be approved by resolution of the city council prior to the application thereof.~~

- A. ~~Solid waste, recycling and green waste~~ Containers provided by the franchisee *for purposes of collection and processing or disposal of solid waste, recyclables, and organic waste* shall be maintained in a clean, safe and sanitary condition by the franchisee.
- B. *For commercial premises,* containers *used for collection of solid waste, recyclables, and organic waste* which are not provided by the franchisee shall be maintained in a clean, safe and sanitary condition by the *commercial business* owner. Every commercial/industrial business owner shall provide a container location on the commercial/industrial business premises and shall keep the area in good repair, clean and free of solid waste outside of the container. *Containers shall be located in an area that allows sufficient space for source separation of solid waste, recyclables, and organic waste.* The franchisee ~~will~~ shall be responsible for removing any solid waste or litter that is spilled or deposited on the ground as a result of the franchisee's emptying of the containers(s) or other activities of the franchisee.
- C. Upon collection of solid waste, recyclables and ~~green~~organic waste by the franchisee, all containers shall be replaced, upright, where found, with the lids closed. No person, other than the owner thereof, shall in any manner, break, damage, roughly handle or destroy containers placed on the premises of a commercial/industrial-business owner. Any container which has defects likely to hamper collection or injure the person collecting the contents thereof, or the public generally shall be replaced promptly by the commercial/industrial business owner or franchisee, if provided by the franchisee. Failure to replace any such container within five days of written notification from the public works director or *designee* shall constitute a violation of this section.

SECTION 28. Section 7.44.050 of the Vallejo Municipal Code is hereby amended to read as follows:

~~7.44.050 - Commercial/industrial business disposal of solid waste, recyclables and green waste~~
Compliance with law – collection and processing or disposal of solid waste, recyclables, and organic waste

~~The franchisee shall collect and dispose of all solid waste, recyclables and green organic waste generated and presented for collection at each commercial/industrial premises in conformity with the provisions of this chapter. Any such collection and disposal shall be in accordance with all applicable federal, state, and local laws and regulations and with the terms of conditions of any governing agreement or other authorization and the franchise agreement between the franchisee and the city. All solid waste, recyclables, and organic waste collected by a franchisee shall be the exclusive property of the franchisee, except that City reserves the right to inspect or salvage any recyclables.~~

SECTION 29. Section 7.44.120 of the Vallejo Municipal Code is hereby amended to read as follows:

7.44.120 - Hauling over streets or waterways.

No person shall carry, convey, or haul ~~rubbish~~*solid waste* on or along the streets, lanes, alleys, highways, or waterways of the city except in conveyance(s) so constructed as to be dustproof, and so aged as not to permit dust or other matter to sift through or fall upon said streets, lanes, alleys, highways, or waterways. Solid waste and recyclables so conveyed shall be further protected with appropriate covers so as to prevent the same from being blown or carried upon the streets, lanes, alleys, highways, waterways, or adjacent lands.

SECTION 30. Section 7.44.170 of the Vallejo Municipal Code is hereby amended to read as follows:

7.44.170 - ~~Rewards~~*Violations.*

Complaints may be submitted anonymously in written format to the City Manager and/or his or her designee for violations of this Chapter. Unless otherwise provided, any person violating any section of this Chapter shall be guilty of an infraction or misdemeanor. Each day a violation of this Chapter occurs shall be deemed a separate offense subject to all applicable penalties, enforcement mechanisms, and legal and equitable remedies. The City may take any and all actions reasonable and necessary to enforce this Chapter, including but not limited to, conducting inspections to verify compliance. ~~Every person giving information leading to the arrest and conviction of any person for a violation of Sections 7.44.080, 7.44.090, 7.44.100, and 7.44.110 is entitled to a reward therefor. The amount of the reward for each such arrest and conviction shall be fifty percent of the amount of the fine paid by the person convicted under this chapter and received by the city. If the reward is payable to two or more persons, it shall be divided equally. The amount of collected fine to be paid under this section shall be paid prior to any distribution of the fine that may be prescribed by any other section with respect to the same fine.~~

SECTION 31. Section 7.44.180 of the Vallejo Municipal Code is hereby added to read as follows:

7.44.180 – Organic Waste Generator Requirements – Single Family

All Organic Waste Generators as defined in the Act shall be required to source-separate, place containers in appropriate locations, and subscribe to service or self-haul according to the requirements in the Act. All penalties and enforcement procedures described therein are hereby incorporated. Single family organic waste generators shall comply with the following requirements except single family organic waste generators who opt to self-haul and who meet the self-hauler requirements set forth in Section 7.44.183 of this Chapter. For purpose of this Chapter, “single family” means of, from, or pertaining to any residential premises with fewer than five units.

- A. Subscribe to and maintain organic waste collection services for all organic waste generated. The City shall have the right to review the number and size of an organic waste generator’s containers to evaluate adequacy of capacity provided for each type of collection service for proper separation of materials and containment of materials. Single family generators shall adjust service level for its collection services as requested by the City. Generators may additionally manage their organic waste by preventing or reducing their organic waste, managing organic waste on site, and/or using a community composite site pursuant to Section 18984.9(c) of Title 14 of the California Code of Regulations.
- B. Participate in the city’s organic waste collection service by correctly placing designated materials in appropriate and designated containers as described below, unless opting to and meeting self-hauler requirements.
 - 1. Generator shall place source separated recyclables only in the container identified and designated for recyclables.
 - 2. Generator shall place source separated organic waste, including food waste, only in the container identified and designated for organic waste.
 - 3. Generator shall place solid waste only in the container identified and designated for solid waste.

(c) It shall be the responsibility of the generator to properly source separate designated materials. Any materials that are not collected on account of not being source-separated will be considered a violation of this Chapter, and shall subject the generator to all applicable penalties and enforcement measures.

(d) Nothing in this Section prohibits a generator from preventing or reducing waste generation, managing organic waste on site as permitted under law, and/or using a community composite site pursuant to Section 18984.9(c) of Title 14 of the California Code of Regulations.

SECTION 32. Section 7.44.181 of the Vallejo Municipal Code is hereby added to read as follows:

7.44.181 – Organic Waste Generator Requirements – Commercial Businesses and Multi-Family Residential Dwellings

All commercial businesses, including multi-family residential dwellings, shall comply with the following requirements except if opting to self-haul and meeting self-hauler requirements set forth in Section 7.44.183 of this Chapter.

- A. Subscribe to and maintain organic waste collection services for all organic waste generated. The city shall have the right to review the number and size of an organic waste generator's containers to evaluate adequacy of capacity provided for each type of collection service for proper separation of materials and containment of materials. Generators shall adjust service level for its collection services as requested by the City. Generators may additionally manage their organic waste by preventing or reducing their organic waste, managing organic waste on site, and/or using a community composite site pursuant to Section 18984.9(c) of Title 14 of the California Code of Regulations.
- B. Participate in the City's organic waste collection service by placing designated materials in appropriate and designated containers as described below, unless opting to and meeting self-hauler requirements.
 - 1. Generator shall place source separated recycles only in the container identified and designated for recyclables.
 - 2. Generator shall place source separated organic waste, including food waste, only in the container identified and designated for organic waste.
 - 3. Generator shall place garbage only in the container identified and designated for garbage.
- C. Commercial businesses shall supply and allow access to adequate number, size and location of collection containers with labels or colors sufficient for employees, contractors, tenants, and customers to aid in compliance with city's collection service or self-hauling requirements.
- D. Excluding multi-family residential dwellings, commercial businesses shall provide containers for the collection of source separated organic waste and recyclables in all indoor and outdoor areas where disposal containers are provided for customers, for materials generated by that business.
- E. Excluding multi-family residential dwellings, containers provided by commercial businesses shall comply with Section 18984.9(b) of Title 14 of California Code of Regulations as may be amended, and shall have either:

1. A body or lid that conforms with the container colors provided through the collection service. Either lids shall conform to the color requirements or bodies shall conform to the color requirements or both shall conform to the color requirements. A commercial business is not required to replace functional containers, including containers purchased prior to January 1, 2022, that do not comply with the requirements of the subsection prior to the end of the useful life of those containers, or prior to January 1, 2036, whichever comes first.

2. Container labels that include language or graphic images, or both, indicating the primary material accepted and the primary materials prohibited in that container, or containers with imprinted text or graphic images that indicate the primary materials accepted and primary materials prohibited in the container. Pursuant to section 18984.8 of Title 14 of the California Code of Regulations, these container labeling requirements apply to new containers commencing January 1, 2022.

F. Excluding multi-family residential dwellings, commercial businesses shall:

1. To the extent practical through education, training, inspection, and/or other measures, prohibit employees from placing materials in a container not designated for those materials per the City's collection service or, if self-hauling, per the self-hauler requirements.

2. Periodically inspect all containers for collection for contamination and inform employees if containers are contaminated and of the requirements to keep contaminants out of those containers pursuant to section 18984.9(b)(3) of Title 14 of the California Code of Regulations, as may be amended.

3. Annually provide information to employees, contractors, tenants, and customers about organic waste recovery requirements and about proper sorting of source separated organic waste and source separated recyclable materials.

4. Provide education information within fourteen (14) days of occupation of the premises to new tenants that describes requirements to keep source separated organic waste and source separated recyclables separate from solid waste and the location of containers and the rules governing their use at each property.

5. Upon request, provide to the public works director or designee documents confirming compliance with this section.

G. All commercial businesses, including multi-family residential dwellings, shall provide or arrange access for city representatives to their properties during all inspections conducted to confirm compliance with this ordinance.

H. Commercial Businesses who opt to self-haul must meet the Self-Hauler requirements as set forth in Section 7.44.183 of this Chapter.

- I. Nothing in this section prohibits a generator from preventing or reducing waste generation, managing organic waste on site, or using a community composting site pursuant to section 18984.9(c) of Title 14 of the California Code of Regulations.
- J. Commercial Businesses that are commercial edible food generators shall comply with the requirements set forth in Section 7.44.182 of this Chapter.
- K. Failure to comply with this Section shall be considered a violation of this Chapter, and shall subject the commercial business, including multi-family residential dwellings, to all applicable penalties and enforcement measures.

SECTION 33. Section 7.44.182 of the Vallejo Municipal Code is hereby added to read as follows:

7.44.182 – Requirements for Commercial Edible Food Generators

- A. Tier one commercial edible food generators must comply with the requirements of this Section commencing January 1, 2022, and Tier two commercial edible food generators must comply commencing January 1, 2024, as required by section 18991.3 of Title 14 of the California Code of Regulations.
- B. Large venue or large event operators not providing food services, but allowing for food to be provided by others, shall require food facilities operating at the large venue or large event to comply with the requirements of this Section, commencing January 1, 2024.
- C. Commercial edible food generators shall comply with the following requirements:
 - 1. Arrange to recover the maximum amount of edible food that would otherwise be disposed.
 - 2. Contract with, or enter into a written agreement with food recovery organizations or food recovery services for: (i) the collection of edible food for food recovery; or, (ii) acceptance of the edible food that the commercial edible food generator self-hauls to the food recovery organization for food recovery.
 - 3. Shall not intentionally spoil edible food that is capable of being recovered by a food recovery organization or a food recovery service.
 - 4. Allow City representatives or its designated enforcement to access the premises and review records to ensure compliance with this section as permitted under section 18991.4 of Title 14 of the California Code of Regulations.
 - 5. Keep records that include the following information, or as otherwise specified in section 18991.4 of Title 14 of the California Code of Regulations or other applicable law, as may be amended:

- (A) A list of each food recovery service or organization that collects or receives its edible food pursuant to a contract or written agreement established under 14 CCR Section 18991.3(b).
 - (B) A copy of all contracts or written agreements established under section 18991.3(b) of Title 14 of the California Code of Regulations, as may be amended.
 - (C) A record of the following information for each of those Food Recovery Services or Food Recovery Organizations:
 - (i) The name, address and contact information of the Food Recovery Service or Food Recovery Organization.
 - (ii) The types of food that will be collected by or self-hauled to the Food Recovery Service or Food Recovery Organization.
 - (iii) The established frequency that food will be collected or self-hauled.
 - (iv) The quantity of food, measured in pounds recovered per month, collected or self-hauled to a Food Recovery Service or Food Recovery Organization for Food Recovery.
 - (D) Records shall be retained for a minimum of twenty-four months or as otherwise required under the terms of an agreement or applicable law, whichever retention period is longest.
- D. Commercial edible food generators shall submit an annual report including the above information listed in subsection (C) to the public works director on February 15 of each year, commencing in February 2022 for Tier One commercial edible food generators and commencing in February 2024 for Tier Two commercial edible food generators. The public works director has the option to increase the reporting frequency to require submittal of quarterly reports rather than annual reports for some or all of the information listed below.
- E. Nothing in this ordinance shall be construed to limit or conflict with the protections provided by the California Good Samaritan Food Donation Act of 2017, the Federal Good Samaritan Act, or share table and school food donation guidance pursuant to Senate Bill 557 of 2017 (approved by the Governor of the State of California on September 25, 2017, which added Article 13 [commencing with Section 49580] to Chapter 9 of Part 27 of Division 4 of Title 2 of the Education Code, and to amend Section 114079 of the Health and Safety Code, relating to food safety, as amended, supplemented, superseded and replaced from time to time).

SECTION 34. Section 7.44.183 of the Vallejo Municipal Code is hereby added to read as follows:

7.44.182 – Requirements for Haulers

A. City may provide or arrange to be provided residential or commercial organic waste and recyclables collection services to generators within the City's boundaries through the use of exclusive or non-exclusive haulers.

B. Haulers shall meet the meet the following requirements and standards as a condition of approval of an agreement or other authorization with the City to collect organic waste:

1. Through written notice to the City at a time of the City's choosing, identify the facilities to which they will transport organic waste and recyclables including facilities for source separated organic waste and source separated recyclables for approval by the public works director or designee prior to use based on documentation satisfactory to the public works director or designee that the facility has obtained all applicable permits and is in compliance with all applicable laws and regulations. Facilities identified shall comport with the requirements of the California Integrated Waste Management Act of 1989 and all applicable laws and regulations. Unless authorized by the public works director or designee, hauler shall not transport organic waste or recyclables to a landfill.
2. Transport source separated recyclables and source separated organic waste to a facility, operation, activity, or property that recovers organic waste as defined in Title 14 of the California Code of Regulations, Division 7, Chapter 12, Article 2.
3. Obtain approval from the City to haul organic waste, unless it is transporting source separated organic waste to a community composting site or lawfully transporting it in a manner that complies with Section 18989.1 of Title 14 of the California Code of Regulations, this ordinance, or requirements of a franchise agreement, other agreement, or City authorization.
4. Comply with education, equipment, signage, container labeling, container color, contamination monitoring, reporting, and other requirements contained within the franchise agreement or other agreement.

C. Within forty-five calendar days of request, owners of facilities, operations, and activities, including community composting operators, that recover organic waste shall, upon request by the public work's director or designee, provide information regarding available and potential new or expanded capacity at their facilities, operations, and activities, including information about capacity necessary for planning purposes and amount of organic waste anticipated to be recovered.

D. Haulers shall comply with this ordinance and all applicable laws and regulations as may be amended from time to time.

SECTION 35. Section 7.44.183 of the Vallejo Municipal Code is hereby added to read as follows:

7.44.183 – Self-Hauler Requirements

- A. Self-Haulers shall source separate all recyclable materials and organic waste generated on-site from solid waste in a manner consistent with Sections 18984.1 and 18984.3 of Title 14 of the California Code of Regulations or other applicable law, or shall haul organic waste to a high diversion organic waste processing facility in compliance with section 18984.3. of Title 14 of the California Code of Regulations and other applicable law, as may be amended.
- B. Self-Haulers shall haul their source separated recyclables to a facility that recovers those materials; and haul their source separated organic waste to a facility, operation, activity, or property that processes or recovers source separated organic waste. Alternatively, self-haulers may haul organic waste to a high diversion organic waste processing facility.
- C. Self-Haulers that are commercial businesses (including multi-family residential dwellings) shall keep a record of the amount of organic waste delivered to each facility, operation, activity, or property that processes or recovers organic waste; this record shall be subject to inspection by the city upon request. The records shall include the following information:
 - 1. Delivery receipts and weight tickets from the entity accepting the waste.
 - 2. The amount of material in cubic yards or tons transported by the generator to each entity.
 - 3. If the material is transported to an entity that does not have scales on-site, or employs scales incapable of weighing the Self-Hauler's vehicle in a manner that allows it to determine the weight of materials received, the Self-Hauler is not required to record the weight of material but shall keep a record of the entities that received the organic waste.
- D. Commercial self-haulers may be required to complete and retain on site a form certifying that all self-hauling operations and activities were completed in compliance with this Chapter and all applicable laws and regulations. This form shall be subject to inspection by City upon request.
- E. Records shall be retained for a minimum of twenty-four months or as otherwise required under the terms of an agreement or applicable law, whichever period is longest.
- F. A residential organic waste generator that self-hauls organic waste is not required to record or report information or complete the form referenced in subdivisions (C) and (D).
- G. Self-Haulers shall comply with this ordinance and all applicable laws and regulations as may be amended from time to time.

SECTION 36. Section 7.48.60 of the Vallejo Municipal Code is hereby amended to read as follows:

7.48.060 - Notice to subscribe or appear and show cause for exclusion.

A. If the health department or public works director has reason to believe that *any owner of any premises within the City who has not met the self-hauler requirements set forth in section 7.44.183 has failed to subscribe to, maintain subscription to collection and processing or disposal service for solid waste, recyclables, and organic waste, and/or or defaulted in payment of such service, which default* person required by Section 7.48.050 to subscribe for the collection and disposal of solid waste has failed to subscribe, or has defaulted in the obligation imposed under Section 7.48.050 relating to payment of collection and disposal of solid waste, which default shall be presumed if an account is more than ninety days in arrears, the health department or public works director may cause written notice to be mailed to the owner of the ~~real property~~premises. ~~so affected directing the owner, in case of nonsubscription, such written notice shall require to subscribe~~subscription for such for such service within ten *calendar* days after ~~reception~~receipt of the notice, or to appear in the health department office or public works department ~~within the said ten-day period~~ to show why such person should not be required ~~subscription should not be required. o subscribe for the collection and disposal of solid waste.~~Any such notice shall state that if the person to whom it is directed fails within the ten *calendar* day period to subscribe for such *collection and processing or disposal service* or fails to appear and show cause why such person should not be required to so subscribe, the health department or public works director will authorize such services and the charges therefor will be assessed against the real property upon which the premises served are located as specified in this chapter.

B. If the health department or public works department has reason to believe that any subscriber, or person responsible for payment for *collection and processing or disposal service of solid waste, recyclables, and organic wastes*service, pursuant to Section 7.48.050, has defaulted in payment as defined above, the department or public works director may cause written notice to be mailed to the owner of the real property so affected notifying said owner that service will be continued for health and safety reasons and that the city has been authorized to institute lien proceedings against the property for services and charges rendered as specified in this chapter.

C. The notices specified in this section shall be served upon the owner by placing a true and correct copy thereof in the United States mail, certified or registered, postage fully prepaid and addressed to the owner at his last known address as shown on the latest equalized assessment roll of Solano County, or in the manner set out for service of summons in Part 2, Title 5, Chapter 4, Articles 3 and 4 (commencing with Section 415.10) of the California Code of Civil Procedure. A copy of said notice shall be transmitted to the franchisee on the same date as said notice is served upon the person. Service shall be deemed complete at the time of

deposit in the United States mail. The franchisee shall notify the health department or public works director in writing if the person or persons upon whom notice was served have, within ten *calendar* days after such service, subscribed for the collection *and processing or disposal* of ~~garbage and refuse~~ *solid waste, recyclables, and organic waste*, or made payment for charges due, as the case may be.

SECTION 37. Section 7.48.80 of the Vallejo Municipal Code is hereby amended to read as follows:

7.48.80 - Collection and removal of solid waste, *recyclables, and organic waste* by franchisee.

- A. If the health department or public works director receives notice that any person or persons upon whom notice was served pursuant to Section 7.48.060 have failed within the time specified therein to subscribe for the *collection and processing or disposal* service, or have failed to make timely payment therefor, the health department or public works director shall order the franchisee to provide, or, in the case of nonpayment of charges, to continue to provide such *collection and processing or disposal* services to the premises. The franchisee shall bill the city once per year in July at the rates specified in the ordinances establishing charges during the period that it provides such *collection and processing or disposal* service upon the order of the health department or public works director, which may include costs necessary for the removal of accumulated wastes found on the premises at the time service is ordered by the health department or public works director. No charge ordered by the health department or public works director shall be presented to the city until service has been provided at least ninety days, and the franchisee shall attempt to collect payment from the subscriber for such service in its ordinary fashion prior to the end of said ninety days.
- B. By resolution, the city council shall establish, pursuant to Charter Section 711, a revolving fund for reimbursement of the franchisee for service rendered pursuant to order of the health department or public works director in subsection A of this section. The amount of said fund shall be determined by the council, and thereafter said fund shall be maintained from receipts of assessments levied and collected pursuant to this chapter.
- C. Notwithstanding subsections A and B of this section, the franchisee may discontinue service to subscribers for bin service, debris box, or equivalent multi-can service, except single-family residences, where payment is not made for such services within ninety days, upon notice to the health department or public works director. In such case, the franchisee may treat said delinquency as a debt and collect therefor by any means provided by law, and the city shall not be obligated therefor. Nothing herein shall be deemed to relieve any owner, tenant or other person in possession of such premises from any obligation pursuant to Chapters 7.40 through 7.52. In cases where restoration of service is necessary for reasons of immediate danger to public health, as determined by the health department or public works director, the same may be ordered as set out in this chapter.

SECTION 38. Section 7.48.120 of the Vallejo Municipal Code is hereby amended to read as follows:

7.48.120 - Payment of assessment.

It is lawful for any person to pay the amount of such assessment for the collection and *processing or* disposal of solid waste, ~~and~~ recyclables, *and organic waste* on or before the fifteenth day of July following the date the confirmation of assessment was made by the council. If the assessment is not paid on or before said date, and has not been declared a personal obligation of the owner, the total amount thereof shall be entered on the next fiscal year tax roll as a lien against the property, and shall be subject to the same collection procedures and penalties as are provided for other delinquent taxes or assessments of the city. If declared a personal obligation, such assessment shall be a debt and may be collected by any means permitted by law.

SECTION 39. Section 7.48.180 of the Vallejo Municipal Code is hereby added to read as follows:

7.48.180 – Organic waste prohibited from use as alternative daily cover.

Pursuant to the provisions of Senate Bill 1383 as may be amended, it shall be a violation of this Chapter for any franchised hauler, self-hauler, or commercial or residential organic waste generator to direct organic waste for use as alternative daily cover. Each day a violation of this Chapter occurs shall be deemed a separate offense subject to all applicable penalties, enforcement mechanisms, and legal and equitable remedies. The City may take any and all actions reasonable and necessary to enforce this section, including but not limited to, conducting inspections to verify compliance.

SECTION 40. Section 7.48.190 of the Vallejo Municipal Code is hereby added to read as follows:

7.48.190 – Waivers for commercial business organic waste generators.

A. City may waive a commercial business' obligation (including multi-family residential dwellings) to comply with some or all of the organic waste requirements of this ordinance if the commercial business submits an application specifying the collection services they are requesting a waiver from and provides documentation satisfactory to the City demonstrating that either:

1. The commercial business' total solid waste collection service is two cubic yards or more per week and organic waste subject to collection comprises less than twenty gallons per week per applicable container of the business' total waste; or
2. The commercial business' total solid waste collection service is less than two cubic yards per week and organic waste subject to collection

comprises less than ten gallons per week per applicable container of the business' total waste.

- B. Commercial businesses or property owners may request a physical space waiver by submitting an application specifying the services they are requesting a waiver from and providing documentation satisfactory to the City that the premises lacks adequate space for containers for organic waste and recyclables, including documentation from its hauler, licensed architect, or licensed engineer.
- C. If City has approved waiver, written verification satisfactory to the City for eligibility for continued waiver shall be provided to the city every five years upon City's approval of waiver.

SECTION 41. Section 7.52.010 of the Vallejo Municipal Code is hereby amended to read as follows:

7.52.010 – Responsibility for Enforcement.

- A. The city manager *or designee*, ~~and public works director or designee~~, the health department, *or code enforcement officer* shall ~~undertake the enforcement~~ enforce of the provisions of this chapter and Chapters 7.40 through 7.48.
- B. The city manager *or designee* shall enforce the provisions of this chapter and Chapters 7.40 through 7.48 relating to the performance of the franchisee's obligations under the franchise agreement.
- C. The health department and public works director shall enforce the provisions of this chapter and Chapters 7.40 through 7.48 relating to *collection and processing or disposal* as it relates to the public health, safety, and welfare.

SECTION 42. Section 7.52.050 of the Vallejo Municipal Code is hereby amended to read as follows:

7.52.050 - Violations and infractions.

- A. Criminal Penalties. Any person who violates any provision of Chapters 7.40 through 7.52 shall be guilty of either an infraction or misdemeanor as set forth in Section 1.12.010 of this code.
- B. Civil Enforcement. Any violation of any provision of Chapters 7.40 through 7.52 may be enforced as set forth in Sections 1.12.020 and 1.12.030 of this code.
- C. Administrative Citations. Any violation of any provision of Chapters 7.40 through 7.52 may be enforced by the issuance of an administrative citation as set forth in Chapter 1.15 of this code. *Penalties imposed for violations shall not be less than the minimum penalty amounts prescribed under section 18997.2 of Title*

14 of the California Code of Regulations or other applicable law or regulations, as may be amended.

D. Separate Violations. There shall be a separate violation of any provision of Chapters 7.40 through 7.52 for each day on which a violation occurs.

E. Cumulative Remedies. The foregoing remedies shall be deemed nonexclusive, cumulative and in addition to any other remedy the city may have at law or in equity, including but not limited to injunctive relief to prevent violations of Chapters 7.40 through 7.52.

F. Attorney Fees. In any civil enforcement action, administrative or judicial, the city shall be entitled to recover its attorney's fees and costs from any person who is determined by a court of competent jurisdiction to have violated any provision of Chapters 7.40 through 7.52.

G. *Persons receiving an administrative citation may request a hearing to appeal the citation as prescribed in Section 1.15.090 and in accordance with the procedures set forth in Chapter 1.15 of this code.*

SECTION 43. Section 7.53.010 of the Vallejo Municipal Code is hereby amended to read as follows:

7.53.010 - Purpose and intent.

The purpose of these provisions is to prescribe requirements designed to meet and further the goals of the California Integrated Waste Management Act of 1989, commonly referred to as Assembly Bill 939 *as may be amended, and to ensure compliance with applicable laws and regulations related to recycling requirements for organic waste commingled with construction and demolition debris, including but not limited to compliance with applicable sections of the California Green Building Standards Code and section 18989.1 of Title 14 of the California Code of Regulations, as may be amended. If the requirements prescribed by applicable law or regulations as amended are more stringent than those herein, the applicable law or regulations shall apply.*

SECTION 44. Section 7.53.030 of the Vallejo Municipal Code is hereby amended to read as follows:

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usages and to give this chapter its most reasonable application. For the purposes of this chapter, the following definitions apply:

- A. "Administrative fee" means the cost associated with processing construction and demolition permits, set forth in Section 7.53.040.

- B. "Applicant" means any individual, firm, limited liability company, association, partnership, political subdivision, government agency, municipality, industry, public or private corporation, or any other entity whatsoever who applies to the city for the applicable permits to undertake any construction, demolition, or renovation project within the city, unless otherwise specifically exempted by law.
- C. "California Green Building Code" - *mMeans Part 11 of Title 24 of the California Code of Regulations, as may be amended and includes sections 4.408.1, 4.410.2, 5.408.1, and 5.410.1 of Part 11 of Title 24 of the California Code of Regulations without limitation. the 2015 California Building Standard Code.*
- D. "Compliance official" means the chief building official or his/her designee or the city manager's designee.
- E. "Construction" means the building of any facility, structure or improvement or any portion thereof, including but not limited to any tenant improvement, site or utility improvement, to an existing facility, structure or improvement.
- F. "Construction" and "demolition debris" means used or discarded materials resulting from construction or renovation, including but not limited to remodeling, repair, or demolition operations, on any pavement, sidewalk, street, roadway project, bridge, house, commercial building, utilities or any other facility, structure or improvement.
- G. "Conversion rate" means the rate set forth in the standardized Conversion Rate Table approved by the city for use in estimating the volume or weight of materials identified in a waste management plan.
- H. "Covered project" shall have the meaning set forth in Section 7.53.050 (A).
- I. "Deconstruction" means the systematic removal of usable items from a facility, structure, or improvement in order to salvage materials for diversion.
- J. "Demolition" means the decimating, razing, ruining, tearing down or wrecking of any facility, structure, improvement, pavement or building, whether in whole or in part, whether interior or exterior.
- K. "Deposit" means a refundable cash dollar amount, set forth in Section 7.53.120.
- L. "Divert" means to use material for any purpose other than disposal in a landfill facility by any of the following methods:
 - 1. *Use of new construction methods, as permitted in this code or resolution, that reduce the amount of waste generated.*
 - 2. *On-site reuse of the waste.*
 - 3. *Source separating*
 - 4. *Delivery of the waste to a recycling facility as described in Sections 7.44.182 and 7.144.183 of this code.*
 - 5. *Other methods as approved by the public works director or by City Council.*

- M. "Diversion requirement" means the diversion of at least ~~sixty-five~~ ^{fifty} percent by weight of the total construction and demolition debris *or the current required diversion amount prescribed in the California Green Building Standards Code or other applicable laws or regulations, as may be amended and whichever is higher* ~~and seventy five percent of concrete and asphalt; generated by a project via reuse or recycling~~, unless the applicant has been granted an exemption pursuant to Section 7.53.090, in which case the diversion requirement shall be the maximum feasible diversion rate established by the waste management plan official for the project. *The diversion requirement applies to all projects that require a construction or building permit and to residential additions and alterations of existing building where the building's area, volume, or size increases.*
- N. "Non-covered project" shall have the meaning set forth in Section 7.53.050 (C).
- O. "Project" means any activity which requires an application for a building, demolition or any other permit from the city.
- P. "Refund" means the return of a deposit, if a deposit is required, without interest, due to applicant based upon proof to the satisfaction of the waste management plan official, that no less than the required percentages or proven proportion of tons generated by the demolition and/or construction project have been diverted from landfills and have been recycled or reused.
- Q. "Renovation" means any change, addition, or modification in an existing facility, structure or improvement.
- R. "Reuse" means further or repeated use of construction and demolition debris.
- S. "Salvage" means the controlled removal of construction and demolition debris from a permitted building or demolition site for the purpose of recycling, reuse or storage for later recycling or reuse.
- T. "Waste management plan (WMP)" means a completed city approved WMP form submitted by the applicant for any covered project.
- U. "Waste management plan (WMP) official" means the city's recycling coordinator or the city manager's designee.

SECTION 45. Section 7.53.030 of the Vallejo Municipal Code is hereby amended to read as follows:

7.53.050 - Threshold for covered projects.

- A. Covered Projects. All construction projects within the city, the valuation of which are, or are projected to be, greater than or equal to fifty thousand dollars or the size of one thousand square feet or greater ("covered projects"), shall comply with this chapter. The cost of the project shall be the valuation ascribed to the project by the compliance official. In addition, any demolition projects within the city the valuation of which is projected to be greater than the administrative fee shall be considered be a covered project. All covered projects shall comply with California Green Building Code, *all other applicable law and regulations*, and all applicable provisions of this chapter, as

amended. For purposes of determining whether a project meets the covered threshold, all phases of a project and all related projects taking place on a single or adjoining parcel, as determined by the compliance official, shall be deemed a single project.

- B. City-Sponsored Projects. All city sponsored projects, the costs of which are, or are projected to be, greater than or equal to fifty thousand dollars ('Covered Projects') shall comply with ~~the~~ *this* chapter. In addition, all city sponsored demolition projects shall be a covered project. These city sponsored covered projects shall submit a WMP to the compliance official prior to beginning any construction or demolition activities and shall be subject to California Green Building Code, *all other applicable law and regulations*, and all applicable provisions of [this] chapter ~~with the exception of Section 7.53.040~~ *unless otherwise specified.*
- C. Non-Covered Projects. Applicants for projects *within the city that have not met the threshold for covered projects* ~~whose construction permits or renovation valuations are less than fifty thousand dollars~~ and any demolition project that has a valuation less than the administrative fee ("non-covered projects") ~~is~~ are not required to submit a WMP, but ~~are~~ shall be encouraged to divert at least fifty percent as *much of all project-related construction and demolition debris as possible. Projects eligible for an exemption as described in the California Green Building Standards Code as amended are also deemed 'non-covered.'* Projects must comply with California Green Building Code and applicable provisions of this chapter.
- D. ~~No building, site development, grading, or demolition shall be issued for a covered project unless and until the compliance official has approved a WMP. Compliance as a Condition of Approval. Compliance~~ with the provisions of this chapter shall be listed as a condition of approval on any building, *site development, grading, demolition or any other permit issued by the city for a covered project.*

SECTION 46. Section 7.53.060 of the Vallejo Municipal Code is hereby amended to read as follows:

7.53.060 - Submission of waste management plan (WMP).

- A. Waste Management Plan (WMP) forms. *Prior to the issuance of a building, site development, grading, demolition, or other permit involving any covered project,* ~~a~~ Applicants for permits involving any covered project shall complete and submit a completed WMP on a form(s), ~~on forms~~ approved by the city. *The WMP shall be submitted for this purpose, as part of the application packet for the permit. The completed WMP shall indicate all of the following:*
 - 1. Applicant contact information and *all applicable* permit numbers;
 - 2. *Identify all anticipated construction and demolition debris that will be generated for disposal and recycling, including recording the actual weight or volume by material to be generated.* ~~The estimated volume or weight of project construction and demolition debris, by materials type, to be generated;~~
 - 3. *State tThe rate of diversion the applicant believes is feasible for each type of construction and demolition debris and the specific circumstances why the*

applicable believes it is not feasible to comply with the diversion requirement. maximum volume or weight of such materials that can be diverted via reuse or recycling;

4. *State whether the applicant believes they qualify for an exemption as described in section 7.53.090 of this chapter and indicate the basis upon which they qualify.*
 5. *The identify the vendor or facility that the applicant proposes to use to collect or receive the construction and demolition debris generated for disposal and recycling, which facility that material, which must be consistent with the city's garbage franchise agreement for waste disposal and recycling and which must recover at least sixty-five percent or more of recyclable materials from disposal of construction and demolition debris and The City shall provide applicants with a list of approved facilities upon request.*
 6. *The Provide the estimated volume or weight of construction and demolition debris that will not be diverted. be landfilled.*
- B. Calculating Volume and Weight of Debris. In estimating the volume or weight of materials identified in the WMP, the applicant shall use the standardized conversion rates approved by the city or California Green Building Code for this purpose.
- C. Deconstruction. In preparing the WMP, applicants for permits involving the removal of all or part of an existing facility, structure or improvement shall deconstruct, to the maximum extent feasible, and shall make the materials generated thereby available for salvage *before being transported for disposal*. To the extent possible deconstruction should be conducted ~~according to their~~ *accordance with the California Green Building Standards Code or other applicable law or regulations, as may be amended.*

SECTION 47. 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 one or more provisions may be declared invalid.

SECTION 48. EFFECTIVE DATE

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

SECTION 49. PUBLICATION

The City Clerk is hereby directed to cause a summary of this ordinance to be published in the manner prescribed by Government Code section 36933(c).



DATE: March 23, 2021
TO: Mayor and Members of the City Council
FROM: Anne Cardwell, Assistant City Manager
SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO ESTABLISHING A THREE-MEMBER AD-HOC SUB-COMMITTEE ON CONDUCTING A CITYWIDE EQUITY STUDY

RECOMMENDATION

Adopt the resolution forming a three-member Council ad-hoc subcommittee tasked with exploring options for funding and conducting a citywide equity study.

REASONS FOR RECOMMENDATION

On February 23, 2021, City Council directed staff to return with an item forming a three-member subcommittee on conducting a citywide equity study.

BACKGROUND AND DISCUSSION

On February 23, 2021, the City Council reviewed a proposed scope of work received by staff for a citywide equity study. The City Council decided to defer this item for further discussion at Council's upcoming goal setting, but also directed staff to bring back an item forming a three-member Council ad-hoc subcommittee. As part of the attached resolution, Mayor McConnell has put forth the proposed appointments of Council Members Brown, Dew and Diaz for confirmation by the City Council.

FISCAL IMPACT

There is no fiscal impact associated with this action.

ENVIRONMENTAL REVIEW

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.

ATTACHMENTS

1.	Resolution establishing a subcommittee for equity study CAO stamp
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CONTACT

Anne Cardwell, Assistant City Manager (707) 648-4579
anne.cardwell@cityofvallejo.net

Approved as to form:

By:  for
Veronica Nebb, City Attorney

RESOLUTION NO. 21-###

**ESTABLISHING A THREE-MEMBER AD-HOC SUB-COMMITTEE ON
CONDUCTING A CITYWIDE EQUITY STUDY**

WHEREAS, the City Council of the City of Vallejo seeks to establish a Citywide Equity Study Ad-hoc Sub-committee; and

WHEREAS, an *ad-hoc* committee made up entirely of less than a quorum of Councilmembers, meeting for a limited period of time, for the purposes of exploring the funding and methods of conducting such a study would facilitate the process of deliberation and decision making by the entire Council; and

WHEREAS, such an *ad-hoc* committee is exempt from noticing and posting requirements as it is not a "legislative body" within the meaning of the Brown Act, pursuant to Cal. Gov. Code § 54952(b).

NOW THEREFORE BE IT RESOLVED, that the City Council hereby establishes the Citywide Equity Ad-hoc Sub-committee, which will report back to the full Council with recommendations for next steps.

BE IT FURTHER RESOLVED, that the Ad-hoc Sub-committee shall be made up of three Councilmembers, and that the City Council consents to Mayor McConnell's appointment of Councilmember Brown, Councilmember Dew, and Council Member Diaz to the Citywide Equity Study Ad-hoc Sub-committee.

Adopted by the City Council of the City of Vallejo at a regular meeting held on March 23, 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

ROBERT MCCONNELL, MAYOR

DAWN G. ABRAHAMSON, CITY CLERK