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AGENDA
MEASURE P OVERSIGHT
COMMITTEE
SPECIAL MEETING
12:30 P.M.
(Council Chambers)

May 10, 2024

Jasmine Salmeron (Vice-Chair, Dist. 6)
Kanat Tibet (Dist. 1)
Loretta Gaddies (Dist. 2)
Richard Hybels (Dist. 3)
Anna Bergman (Dist. 4)
Brien Farrell (Dist. 5)
Jackie Jones (at-large)

IMPORTANT NOTICE

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Measure P Oversight Committee without prior notice for an item not listed on the AGENDA, no specific answers or responses should be expected at this meeting per state law.

Pursuant to Government Code Section 54954.3 of the Brown Act, members of the public shall be afforded the opportunity to speak on any agenda item of interest to them after being recognized by the presiding officer. Members of the public wishing to be so recognized are requested to submit a completed speaker card to the Secretary of the Measure P Oversight Committee prior to the consideration of the item or to raise their hand if participating via ZOOM.

Hybrid Options are available for members of the public to participate. To participate remotely:

Option to join via the Zoom App:
<https://ZoomRegular.CityofVallejo.net>

Enter Meeting ID: 914 0075 0676#

You may be asked to enter a password: 131313

Option to join by phone:

Dial (669) 900-6833

Enter Meeting ID: 914 0075 0676#

You may be asked to enter a password: 131313

Press *9 to digitally raise your hand from the phone

Press *6 to Unmute/Mute

For additional instructions on how to speak remotely during public comment, please visit www.cityofvallejo.net/publiccomment. In person speakers will be recognized first.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the Measure P Oversight Committee will be available on the City of Vallejo website at www.cityofvallejo.net subject to staff's ability to post the documents prior to the meeting.

NOTICE: The meeting location will be open to members of the public 30 minutes prior to the start of the meeting.

VIEW THE MEETING:

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

- In Person
- Watch Comcast local channel 28 & AT&T Channel 99
- Stream from the City website: www.cityofvallejo.net/Streaming
- Join the Zoom webinar: <https://ZoomRegular.CityofVallejo.net>

If you have any questions regarding any of the following agenda items, please contact the Measure P Oversight Committee Secretary at Debbie.Martir@cityofvallejo.net.



The Council Chambers in City Hall is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF THE AGENDA
Recommendation: By motion, approve the May 10, 2024, agenda.
5. REPORT OF THE COMMITTEE SECRETARY
6. REPORT OF THE CITY ATTORNEY
7. REPORT OF THE CITY COUNCIL LIAISONS
8. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMITTEE
9. ACTION ITEMS
 - A. Consideration of a request by Vice Chair Ferrell to agendize at future meeting the consideration of a motion to suspend the rules to allow the reconsideration of a past vote on a Measure P Funding allocation for homelessness
Recommendation: Consider Vice Chair Farrell's request
 - B. Consideration of adoption of a Resolution to recommend allocation of \$1M of Measure P Funding to pay up to \$1,000,000 in mechanics liens currently filed against the Broadway Project
Recommendation: Review the resolution, provide comment and adopt the resolution
 - C. Presentation by staff on potential ways the City can loan Measure P funds to the Broadway Project and have those funds repaid at a future date with other city finances.
Recommendation: Hear staff's presentation and provide direction
10. FUTURE AGENDA ITEMS
11. ADJOURNMENT

I, Debbie Martir, Measure P Oversight Committee Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Measure P Oversight Committee, 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 12:30 p.m., Thursday, May 9, 2024.

Dated: May 9, 2024


Digitally signed by Debbie Martir
DN: cn=Debbie Martir, o=City of Vallejo, ou=Public
Works, email=Debbie.Martir@cityofvallejo.net,
c=US
Date: 2024.05.09 10:43:35 -0700
Administrative Manager, Public Works Department



ATTACHMENT 1 - ACTION CALENDAR 9.B AND 9.C.

DATE: May 10, 2024
TO: Measure P Oversight Committee
FROM: Gillian Haen, Assistant City Manager
SUBJECT: RECEIVE INFORMATION FROM STAFF FOR PROPOSED MEASURE P FUNDED PROJECT, DISCUSS PROPOSAL AND PROVIDE COMMITTEE'S RECOMMENDATION RESOLUTION TO CITY COUNCIL FOR A FUNDING ALLOCATION OF \$4,251,800 FOR CONSTRUCTION OF THE BROADWAY PROJECT

RECOMMENDATION

Receive information from Staff for proposed Measure P funded project, discuss proposal and provide committee's recommendation report to City Council for a funding allocation of \$4,251,800 for construction of the Broadway Project.

REASONS FOR RECOMMENDATION

Affordable housing developers typically rely on a variety of County, State, Federal, and local funding sources. Affordable housing projects often fall short of the necessary financing due to the competitiveness of these grants. Funding sources for the acquisition, development, and construction of the Broadway Project come from several sources; however there is still a \$6.1 million gap in funding. This funding gap is predominately due to loss of partner funding for the project.

The Vallejo City Council has adopted Homeless/Unhoused as a multi-year priority area for the City of Vallejo. This project will create 47 permanent supportive housing units (studios) to allow for the chronically homeless to exit homelessness. With homelessness being a priority area for the City and due to the need for additional housing opportunities, the City Council has provided direction that they plan to own the project once construction is completed.

BACKGROUND AND DISCUSSION

On May 10, 2022, the City of Vallejo, along with Firm Foundation Community Housing and Shelter Inc., were designated a California Department of Housing and Community Development Homekey Program ("Homekey") Round 2 Grant of \$11,621,866 to develop and build a permanent supportive housing project to house chronically homeless individuals. On June 10, 2022, the Council accepted the grant and amended the City's budget to receive the grant. On June 14, 2022, the Council approved a resolution to appropriate Homekey Round 2 grant funding for the Broadway Project.

The Broadway Project is a permanent supportive modular housing project designed to house the chronically homeless. The estimated total cost of the project is \$26.64 million. Construction began on September 19, 2022, and is anticipated to be completed in September 2024. Residents are expected to move in by December 31, 2024. Firm Foundation currently owns the site and manages the project and its construction in compliance with Homekey deliverables and timeline regulations. The Broadway Project will include 47 permanent supportive housing units (studios), an on-site case manager unit, a community room and courtyard. On-site wraparound serviced will be provided to facilitate connections to services, benefits, and community resources.

Staff has met with the Measure P committee on April 22, 2024 and May 8, 2024 requesting an allocation, providing project information and collaborating on potential solutions.

The existing and anticipated State, City and Housing Authority funding amounts for the Broadway Project are summarized below.

Funding Source	Amount
State of CA Homekey	\$11,621,866
City of Vallejo American Rescue Plan (ARPA)	\$ 390,000
Solano County American Rescue Plan (ARPA)	\$ 3,000,000
Infill Infrastructure Grant Program	\$ 2,559,656
Wells Grago Grant	\$ 90,000
LMIHAF Loan	\$ 3,300,000
TOTAL	\$20,961,522

Total and Anticipated Project Costs to date are as follows:

Total Project Cost	Amount
Overall Project Budget	\$ 23,267,194
Delays Incurred to date	\$ 830,949
Project Delays & Added Costs*	\$ 2,545,733
TOTAL	\$ 26,643,876

The revenues to date for Measure P funds total \$15,979,674 for receipts collected through February 2024.

2022-2023

Apr 2023	May 2023	June 2023	2022-23
Actuals	Actuals	Actuals	Year to Date
\$ 1,117,681.70	\$ 1,008,019.12	\$ 2,125,803.97	\$ 4,251,504.79

2023-2024

Budget	July 2023	August 2023	September 2023	October 2023	November 2023	December 2023	January 2024	February 2024	2023-24	Total Amount
	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Year to Date as of 4.05.24	Available to Date
\$ 18,164,000.00	\$ 1,219,737.14	\$ 1,103,677.44	\$ 2,168,713.87	\$ 1,198,655.52	\$ 1,144,206.43	\$ 2,256,192.12	\$ 1,408,348.13	\$ 1,228,638.80	\$ 11,728,169.45	\$ 15,979,674.24

Next Steps

Staff recommends that the Measure P committee recommend to City Council for consideration on Mya 14, 2024 the following:

1. An allocation of Measure P funds not to exceed \$1 Million in order to pay liens attached to the property.
2. A loan for \$3.25M to be approved to enable payment to the project June 1st. This will allow past due bills to be paid to current and full construction to being June 1, 2024 to keep on track for the September 2024 construction completion deadlines. This would also allow staff to research additional funding opportunities for the remainder of the funds needed for full project completion. Staff will identify other funding sources, or come back to MPOC for a future request, as well as an update and report out from Firm Foundation on the prior funds recommended for use on the project if applicable.

FISCAL IMPACT

Recommendation of up to \$1M as an allocation towards the construction liens on the Broadway Project and a \$3.25M loan to bring the project back to full construction capacity to remain on track for the grantors construction deadlines, which would be brought to Council for final approval on May 14, 2024.

ENVIRONMENTAL REVIEW

The City filed a Notice of Exemption with the Clerk of the Board of Supervisors of the County of Solano and with the Office of Planning and Research for the Broadway Project on July 6, 2022.

ATTACHMENTS

Resolution
Budget

CONTACT

Gillian Haen, Assistant City Manager (707) 648-4163
Gillian.Haen@cityofvallejo.net