

PUBLIC NOTICE

CITY OF VALLEJO

**NOTICE OF PUBLIC HEARING:
CONSIDERATION OF AMENDMENTS TO CONSOLIDATED PLAN, FISCAL
YEAR (FY) 2010/2011 TO FY 2014/2015**

On Thursday, April 7, 2011, after 7:00 p. m., the Housing and Redevelopment Commission of the City of Vallejo will hold a public hearing in the Council Chambers of City Hall, 555 Santa Clara Street, 2nd Floor, Vallejo, on proposed amendments to the City's Consolidated Plan.

In May, 2010, the City adopted a Consolidated Plan, which covers the period beginning July 1, 2010, and ending June 30, 2015. As a condition of receiving certain Federal funding, this Plan is a document required by the U. S. Department of Housing and Urban Development (HUD) which addresses affordable housing and community development needs in Vallejo. The Consolidated Plan has prioritized these needs and, during the life of the Plan, identifies the amounts and sources of funding on an annual basis that will be expended by the City and other entities on various housing and community development activities.

The proposed amendments to the Consolidated Plan are available for public review at the following locations:

Housing and Community Development Division
200 Georgia Street

The City's Web Page at: <http://www.ci.vallejo.ca.us/>
(For Internet access, you may go to
John F. Kennedy Library, 505 Santa Clara Street)

Written comments on the document may also be submitted until 4:00 p. m. on April 7, 2011 to: Guy L. Ricca, Senior Community Development Analyst, P. O. Box 1432, 200 Georgia Street, Vallejo, CA 94590, Tel: (707) 648-4395, e-mail: gricca@ci.vallejo.ca.us,

If you have any questions concerning this public notice, please call the Housing and Community Development Division at (707) 648-4507.

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 women and minority-owned businesses to submit bids and proposals for Federal Community Development Block Grant (CDBG) and HOME Investment Partnerships 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.

**PROPOSED AMENDMENTS TO
CITY OF VALLEJO CONSOLIDATED PLAN,
FISCAL YEARS 2010/2011 TO 2014/2015**

Proposed Amendment #1: Priority Housing Need Groups

Establish homeless persons as the second highest priority housing need group, and very low- and low-income first time homebuyers as the third highest priority housing need group.

<i>Current Housing Priority Groups</i>	<i>Proposed Housing Priority Groups</i>
(1) very low- and low-income renters	(1) very low- and low-income renters
(2) very low- and low-income first time homebuyers	(2) homeless persons
(3) homeless persons	(3) very low- and low-income first time homebuyers
(4) non-homeless persons with special needs	(4) non-homeless persons with special needs
(5) very low- and low-income existing homeowners	(5) very low- and low-income existing homeowners

Rationale: A point-in-time count of homeless persons (sheltered and unsheltered) in Vallejo conducted in January 2011 found that on any given night, 253 individuals were homeless, an overall increase of 63 percent, as compared to the previous overall count in January 2009 of 155 persons. The number of unsheltered homeless persons (162) increased by 72 percent in 2011, from 94 persons in 2009.

<i>January 2009 Homeless Count</i>		<i>January 2011 Homeless Count</i>	
Sheltered	61	Sheltered	91
Unsheltered	<u>94</u>	Unsheltered	<u>162</u>
TOTAL	155	TOTAL	263

As stated in the Consolidated Plan, the need for homeownership by very low- and low-income renters also appears to be high. The City will continue to provide homebuyer assistance to qualified households, the majority of which will be through the acquisition, rehabilitation, and resale of foreclosed and/or short sale properties.

Proposed Amendment #2: Economic Development

Investigate the use of Community Development Block Grant (CDBG) Program funds for small business development loans for local/Vallejo-based entrepreneurs that have an interest in establishing businesses that could potentially attract people to the downtown area. [1]

Rationale: Economic development is not currently identified as a priority (non-housing) community development need in the Consolidated Plan. However, in May 2008 the City of Vallejo filed for protection under Chapter Nine, Title 11 of the United States Code, a chapter of the United States Bankruptcy Code. As of May 2010 the downtown business area was estimated to have a building vacancy rate of 29 percent (square feet of vacant buildings divided by gross land area) in the primary consumer area (Georgia, Marin, and Virginia Streets), and in the peripheral area, an additional ten to twenty percent. [2] The City also continues to experience an unusually high unemployment rate, (thirteen percent, according to the State of California).

[1] Recommended Action #144, City of Vallejo Assessment, adopted January 25, 2011 by Vallejo City Council.

[2] Primary consumer area: Georgia Street Corridor (Santa Clara Street easterly to Sutter Street); Virginia Street (Sacramento Street easterly to Sonoma Boulevard); and a three block Marin Street area, (York Street northerly to Capitol Street).

Peripheral area consists of a mixture of all types of non-conforming uses that are not an effective contribution to the downtown mission.