



City Hall  
555 Santa Clara Street  
Vallejo, CA 94590

# AMENDED<sup>1</sup> AGENDA

## **VALLEJO CITY COUNCIL SPECIAL MEETING REDEVELOPMENT AGENCY VALLEJO SANITATION & FLOOD CONTROL DISTRICT MEETING – 6:00 P.M.**

### **OCTOBER 28, 2008**


MAYOR  
Osby Davis

CITY COUNCIL  
Tom Bartee, Vice Mayor  
Hermie Sunga  
Stephanie Gomes  
Michael Wilson  
Joanne Schivley  
Erin Hannigan

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 City Council without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Those wishing to address the Council on any matter for which another opportunity to speak is not provided on the AGENDA but which is within the jurisdiction of the Council to resolve may come forward to the podium during the "COMMUNITY FORUM" portion of the AGENDA. Those wishing to speak on a "PUBLIC HEARING" matter will be called forward at the appropriate time during the public hearing consideration.

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 City Council will be available for public inspection at the City Clerk's Office, 555 Santa Clara Street, Vallejo, CA at the same time that the public records are distributed or made available to the City Council. Such documents may also be available on the City of Vallejo website at <http://www.ci.vallejo.ca.us> subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (707) 648-4527, TDD (707) 649-3562.

	Vallejo City Council Chambers 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.
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*NOTICE: Members of the public shall have the opportunity to address the City Council concerning any item listed on the notice before or during consideration of that item. No other items may be discussed at this special meeting.*

### VALLEJO CITY COUNCIL SPECIAL MEETING – CLOSED SESSION 4:45 P.M. CITY COUNCIL CHAMBERS

1. CONFERENCE WITH CITY'S LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54957.6 CONCERNING THE FOLLOWING EMPLOYEE ORGANIZATIONS: INTERNATIONAL ASSOCIATION OF FIREFIGHTERS, LOCAL 1186 (IAFF); VALLEJO POLICE OFFICERS' ASSOCIATION (VPOA); INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, LOCAL 2376 (IBEW), AND CONFIDENTIAL, ADMINISTRATIVE, MANAGERIAL, AND PROFESSIONALS (CAMP). THE CITY'S NEGOTIATORS ARE: JOSEPH M. TANNER, CITY MANAGER, CRAIG WHITTON, ASSISTANT CITY MANAGER / COMMUNITY DEVELOPMENT; ROBERT STOUT, FINANCE DIRECTOR; SANDY SALERNO, ACTING HUMAN RESOURCES DIRECTOR

NOTE: The Council will be meeting in closed session with its negotiators and staff to review its position and to give instructions to its negotiators concerning labor

<sup>1</sup> City Council Agenda – 7 p.m. regular meeting – Added Item 4-B: Presentation to participants in "Celebrate Your Pit Bull" shot fair event.

negotiations with the above-named employee organizations. No negotiations take place in the closed session between the Council and the employee organizations.

2. CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION: IN RE: CITY OF VALLEJO, CALIFORNIA, DEBTOR; UNITED STATES BANKRUPTCY COURT, EASTERN DISTRICT OF CALIFORNIA, CASE NO. 08-26813-A-9, PURSUANT TO SUBDIVISION (C) OF GOVERNMENT CODE SECTION 54956.9.

**VALLEJO CITY COUNCIL**  
**SPECIAL MEETING – STUDY SESSION**  
**5:15 P.M. CITY COUNCIL CHAMBERS**

1. WATERFRONT AND VALLEJO STATION INTERMODAL FACILITY PROJECT UPDATE

**PROPOSED ACTION:** Informational item only. No action will be taken.

**VALLEJO CITY COUNCIL**  
**REGULAR MEETING**  
**7:00 P.M. – COUNCIL CHAMBERS**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **PRESENTATIONS AND COMMENDATIONS**
  - A. PRESENTATION OF A PROCLAMATION HONORING ALESIA F. JONES ON HER APPOINTMENT AS JUDGE OF THE SOLANO COUNTY SUPERIOR COURT AND THANKING HER FOR HER DEDICATED SERVICE TO THE CITY OF VALLEJO
  - B. PRESENTATION OF CERTIFICATES OF APPRECIATION TO BAY AREA DOG LOVERS RESPONSIBLE ABOUT PIT BULLS (BAD RAP), BENICIA-VALLEJO HUMANE SOCIETY, VALLEJO ANIMAL CARE & CONTROL, AND GREATER VALLEJO RECREATION DISTRICT THANKING THEM FOR THEIR PARTICIPATION IN THE "CELEBRATE YOUR PIT BULL" SHOT FAIR EVENT HELD ON OCTOBER 12, 2008

5. **FIRST COMMUNITY FORUM**

*Anyone wishing to address the Council on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Council to resolve, is requested to submit a completed speaker card to the City Clerk. When called upon, each speaker should step to the podium, state his /her name, and address for the record. 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. The remainder of the speakers wishing to address the Council on non-agenda items will be heard at the second Community Forum listed later on the agenda.*

6. **PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS**

*Members of the public wishing to address the Council on Consent Calendar Items are requested to submit a completed speaker card to the City Clerk. 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.*

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

- A. APPROVAL OF A RESOLUTION ACCEPTING STANTEC, INC.'S REPORT ENTITLED "THE VALLEJO TRANSIT CENTER AT CURTOLA PARKWAY AND LEMON STREET SITE ANALYSIS AND CONCEPTUAL DESIGN," DATED OCTOBER 20, 2008, AND AUTHORIZING STAFF TO PROCEED WITH THE COMPLETION OF THE ENVIRONMENTAL REVIEW PROCESS FOR THE PROJECT.

**PROPOSED ACTION:** Adopt the resolution accepting Stantec, Inc.'s report entitled "The Vallejo Transit Center at Curtola Parkway and Lemon Street Site Analysis and Conceptual Design," dated October 20, 2008, and authorizing staff to proceed with the completion of the environmental review process for the project.

- B. SUBMISSION OF THE CITY TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDED SEPTEMBER 30, 2008

PROPOSED ACTION: Informational item only. No action is required.

- C. APPROVAL OF A RESOLUTION AUTHORIZING THE MAYOR TO SEND A LETTER ON THE BEHALF OF THE CITY COUNCIL TO ASSEMBLYWOMAN EVANS TO ENCOURAGE AND ENDORSE HER LEGISLATIVE EFFORTS TO PROTECT MOBILE HOME PARK RESIDENTS DURING PARK-TO-CONDO CONVERSIONS (REQUESTED BY VICE MAYOR TOM BARTEE)

PROPOSED ACTION: Adopt the resolution authorizing the Mayor to send a letter on the behalf of the City Council to Assemblywoman Evans to encourage and endorse her legislative efforts to protect mobile home park residents during park-to-condo conversions.

- D. APPROVAL OF A RESOLUTION ACCEPTING THE RESIGNATION OF TANA CASIMIRO FROM THE COMMISSION ON AGING

PROPOSED ACTION: Adopt the resolution accepting the resignation of Tana Casimiro from the Commission on Aging.

- E. APPROVAL OF A RESOLUTION RATIFYING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER FOR EMERGENCY CLEAN UP AND BUILDING RESTORATION SERVICES WITH SERVICEMASTER RESTORATION SERVICES IN THE AMOUNT OF \$145,967.15

PROPOSED ACTION: Adopt the resolution ratifying and authorizing the City Manager to execute a purchase order for emergency clean up and building restoration services with Servicemaster Restoration Services in the amount of \$145,967.15.

**8. PUBLIC HEARINGS**

- A. CONSIDERATION OF A RESOLUTION AMENDING THE NORTHGATE SPECIFIC PLAN AND HOLDING ON FIRST READING AN ORDINANCE AMENDING THE NORTHGATE SPECIFIC PLAN TO ADD AN ADDITIONAL LAND USE "MULTI-FAMILY RESIDENTIAL" TO THE PERMITTED USES IN THE MIXED USE LAND USE AREA.

PROPOSED ACTION: Adopt the resolution amending the Northgate Specific Plan to add an additional land use "multi-family residential" to the list of permitted land uses in the Mixed Use Land Use area and introduce an Ordinance adopting specific plan amendment no SPA 08-0004 and amending the Northgate Specific Plan.

**9. POLICY ITEMS – NONE**

**10. ADMINISTRATIVE ITEMS**

- A. CONSIDERATION OF A RESOLUTION APPROVING FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM AND HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDING APPLICATION PROCESSES FOR FISCAL YEAR 2009/2010

PROPOSED ACTION: Adopt the resolution adopting a CDBG and HOME Investment Partnerships Program funding application processes for fiscal year 2009/2010.

- B. FISCAL YEAR 2008-2009 GENERAL FUND BUDGET UPDATE AND CONSIDERATION OF THE RESOLUTION OF INTENTION TO AMEND THE FISCAL YEAR 2008-2009 BUDGET

PROPOSED ACTION: Adopt the Resolution of Intention to amend the City's budget for Fiscal Year 2008-2009.

11. RECESS TO SPECIAL MEETING OF THE REDEVELOPMENT AGENCY
12. RECONVENE VALLEJO CITY COUNCIL MEETING
13. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES - NONE
14. WRITTEN COMMUNICATIONS

*Correspondence addressed to the City Council or a majority thereof, and not added to the agenda by the Mayor or a Council member in the manner prescribed in Government Code, Section 54954.2, will be filed unless referred to the City Manager for a response. Such correspondence is available for public inspection at the City Clerk's office during regular business hours.*

15. CITY MANAGER'S REPORT
16. CITY ATTORNEY'S REPORT
17. COMMUNITY FORUM

Anyone wishing to address the Council on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Council to resolve, is requested to submit a completed speaker card to the City Clerk. When called upon, each speaker should step to the podium, state his /her name, and address for the record. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300.

18. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CITY COUNCIL
19. CLOSED SESSION - NONE
20. ADJOURNMENT

**VALLEJO REDEVELOPMENT AGENCY**  
**SPECIAL MEETING – 7:00 P.M.**  
**CITY COUNCIL CHAMBERS**

*NOTICE: Members of the public shall have the opportunity to address the Redevelopment Agency concerning any item listed on this notice before or during consideration of that item. No other items may be discussed at this special meeting.*

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **CONSENT CALENDAR**
  - A. APPROVAL OF MINUTES OF SPECIAL MEETING OF THE VALLEJO REDEVELOPMENT AGENCY OF DECEMBER 18, 2007  
  
PROPOSED ACTION: Approve the minutes.
  - B. BUCHONGO SETTLEMENT AGREEMENT ANNUAL REPORT FOR CALENDAR YEAR 2007  
  
PROPOSED ACTION: Informational item only. No action will be taken.
4. **ADJOURN TO CITY COUNCIL MEETING**




CONSENT A

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**CITY COUNCIL COMMUNICATION** **Agenda Item No.**  
**Date:** October 28, 2008

TO: Honorable Mayor and Members of the City Council

FROM: Gary A. Leach, Public Works Director 

SUBJECT: APPROVAL OF A RESOLUTION 1) ACCEPTING THE DESIGN CONCEPTS CONTAINED IN THE VALLEJO TRANSIT CENTER AT CURTOLA PARKWAY AND LEMON STREET SITE ANALYSIS AND CONCEPTUAL DESIGN REPORT DATED OCTOBER 20<sup>th</sup>, 2008; 2) AUTHORIZING STAFF TO PROCEED WITH THE COMPLETION OF THE ENVIRONMENTAL REVIEW PROCESS FOR THE PROJECT.

**BACKGROUND AND DISCUSSION**

On June 29, 2004, City Council adopted resolution number 04-217 N.C. adopting the Initial Project Report (IPR) for the Curtola Transit Center establishing eligibility for Regional Measure 2 (RM-2) funding of \$12 Million for the project.

The City of Vallejo plans to use the \$12 million in RM-2 funding towards the expansion of the existing Curtola Transit Center from 485 to 1,364 parking spaces, plus supporting facilities and access improvements. This funding includes \$6 million from Solano County's RM-2 park & ride earmark, and \$6 million from RM-2 general "Northern Bay Area" express bus capital funding. The project is anticipated to be constructed in three phases. The estimated cost of Phase 1 exceeds the current \$12 million budget allocation, thus additional funding will be needed. This is a regional improvement project and there will be opportunity to apply for and receive additional funding. The Vallejo Transit Center at Curtola Parkway and Lemon Street project, formerly referred to as the Curtola Transit Center project, is a critical transit improvement central to RM-2's strategy for mitigating congestion and the development of an attractive, auto-competitive bus rapid transit service along the I-80 corridor between Solano, Contra Costa, Alameda, and San Francisco counties.

On September 25, 2007, City Council adopted resolution number 07-249 N.C. approving the award of the preliminary architectural and engineering consulting services contract for the proposed project and authorized the City Manager to enter into a contract with Stantec, Inc. This contract included two phases. The first phase was to perform a user survey and future needs analysis as well as compilation of information to evaluate potential project site locations. The second phase was to provide a conceptual design for the preferred alternative. The scope of services included



completion of architectural, landscaping, civil, structural, mechanical, electrical, transportation engineering services as well as preliminary environmental study to provide a conceptual project design for the selected project site.

The determination of the preferred project site was made after incorporating the results of the survey of existing users and evaluating the current parking demands and future parking demand. A list of ten potential project sites was compiled based on several minimum site characteristics for a commuter parking facility and bus transit center along the I-80 corridor. This list of potential sites was tested against the survey's evaluation criteria in order to filter the list further. Finally, it was established that the existing park and ride lot at Curtola Parkway and Lemon Street be selected as the preferred alternative site for the transit center.

During the September 16, 2008 City Council study session, Stantec, Inc. presented the proposed conceptual design for the project. A community workshop followed on October 1, 2008. Various comments and questions were received from both Council and the public. These comments are incorporated in The Vallejo Transit Center at Curtola Parkway and Lemon Street Site Analysis and Conceptual Design report dated October 20<sup>th</sup>, 2008. In this report the conceptual design for the transit center is identified. Parking at the transit center will be provided by two parking structures built in three phases that will provide approximately 1,364 structured spaces. The three principal phases shown in exhibit c are identified as follows:

- Phase 1: Provides a stand-alone four-story parking structure with internal ramping system accommodating approximately 450 parking stalls at the western end of the site, a civic transit plaza providing east and west bound bus stops, drop-off, and carpool pick-up just to the east of the parking structure. The 450 stalls added to the remaining surface stalls will provide the site with a total of 694 parking stalls at the completion of Phase 1. Additional site improvements include an extension at the western terminal of Carlson Street that will connect Carlson and Curtola Parkway, and perhaps re-striping of the surface lot on the eastern portion of the site. There are also off-site improvements that include:
  - Bus lane extension at the Curtola Parkway curb at the transit plaza for eastbound buses.
  - Left turn lane in the Curtola Parkway median and traffic signal for west-bound buses entering the site.
  - Curtola Parkway traffic signal and median modification to allow west-bound buses to exit the site.
  - Curtola Parkway traffic signal and median modification to allow automobile traffic to exit the site.





- Phase 2: Provides an additional 450 stall, four-story parking structure of similar design to Phase 1 with internal ramping located just east of the civil transit plaza. The eastern wall of this structure will be constructed to allow future connection to the Phase 3 garage. This structure will be located immediately east of the transit plaza. The addition of the 450 stalls added to Phase 1 will provide the site with a new total of 1,044 parking stalls at the completion of Phase 2
- Phase 3: Completes full build-out of the site. It includes a 320 stall, four story parking structure expansion located immediately to the east of the Phase 2 structure. This structure will not have internal ramping, and will connect with and use the ramping and exiting system of the Phase 2 structure. This phase will also include the construction of infrastructure for moving the Greyhound bus station eastward across Lemon Street to the overflow lot. The overflow lot will be re-striped to accommodate the station, bus circulation, and for maximum parking efficiency. At completion of Phase 3, 1,364 parking stall will be available to the public.

In order to successfully complete the project, staff must address various issues. The City currently owns approximately one third of the existing parking lot; Caltrans owns the remaining two thirds and has allowed the site to be used as a park and ride lot via a lease. Staff has been in communication with Caltrans and will work with Caltrans in potentially vacating the land or work on acquiring rights, in order to build the project at this site. Another task will be the relocation of the Greyhound facility, currently on the eastern end. Since Greyhound operates independently, it would be prudent to relocate their operation to across Lemon Street on a Caltrans owned property. It is anticipated that during negotiations with Caltrans regarding the property for Phase III, the understanding can be reached that the relocation of the Greyhound facility can be made to the Caltrans property across Lemon Street.

The next step for this project is to complete the environmental review process, which would include an initial study and an environmental determination.

At this time staff is proposing that City Council consider adoption of a resolution which authorizes the following actions:

1. Accepts Stantec, Inc.'s report, The Vallejo Transit Center at Curtola Parkway and Lemon Street Site Analysis and Conceptual Design dated October 20<sup>th</sup>, 2008, providing the project solution, site determination, and design concept.



2. Directs staff to proceed with the completion of the environmental review process for the project. If this direction is given, staff will solicit an environmental consultant and bring the contract back to the City Council for approval.

Should the conceptual design report receive City Council approval, this report will be presented to the STA Technical Advisory Committee (TAC) on November 19, 2008 and the STA Board of Directors on December 10, 2008.

#### Fiscal Impact

The project's design and staff time are funded by RM-2 funds. These funds have been obligated and are awaiting draw down. There is no impact to the general fund or the transportation fund.

#### RECOMMENDATION

Staff recommends adopting a resolution accepting the design concepts contained in The Vallejo Transit Center at Curtola Parkway and Lemon Street Site Analysis and Conceptual Design report dated October 20<sup>th</sup>, 2008; authorizing staff to proceed with the completion of the environmental review process for the project.

#### ALTERNATIVES CONSIDERED

A no-build alternative was considered but the outcome would be the continuation of the deficiency in the number of parking spaces at the existing park and ride lot.

#### ENVIRONMENTAL REVIEW

This action authorizes staff to begin the CEQA process for this project.

#### PROPOSED ACTION

Approve the resolution accepting the design concepts contained in The Vallejo Transit Center at Curtola Parkway and Lemon Street Site Analysis and Conceptual Design report dated October 20<sup>th</sup>, 2008; authorizing staff to proceed with the completion of the environmental review process for the project.



DOCUMENTS AVAILABLE FOR REVIEW

- a. A resolution accepting the design concepts contained in The Vallejo Transit Center at Curtola Parkway and Lemon Street Site Analysis and Conceptual Design report dated October 20<sup>th</sup>, 2008; authorizing staff to proceed with the completion of the environmental review process for the project.
- b. The Vallejo Transit Center at Curtola Parkway and Lemon Street Site Analysis and Conceptual Design report dated October 20<sup>th</sup>, 2008.
- c. Final Conceptual Design of the Exhibit
- d. Site Plan

CONTACT PERSON

Gary A. Leach, Public Works Director  
707 648-4315  
[GARYL@ci.vallejo.ca.us](mailto:GARYL@ci.vallejo.ca.us)

Crystal Odum Ford, Transportation Superintendent  
707 648-5241  
[codumford@ci.vallejo.ca.us](mailto:codumford@ci.vallejo.ca.us)

OCTOBER 28, 2008  
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**RESOLUTION NO. 08- N.C.**

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

WHEREAS, On June 29, 2004, City Council adopted resolution number 04-217 N.C. adopting the Initial Project Report (IPR) for the Curtola Transit Center establishing eligibility for Regional Measure 2 (RM-2) funding of \$12 Million for project construction; and

WHEREAS, At the September 16, 2008 City Council meeting, Stantec, Inc. presented the proposed site for the project and the conceptual design for the project to the City Council; and

WHEREAS, On October 1, 2008 City of Vallejo staff and Stantec, Inc. held a community workshop at the City Council Chambers in order to present the community with the proposed project scope and conceptual design for the project; and

WHEREAS, On October 28, 2008 The Vallejo Transit Center at Curtola Parkway and Lemon Street Site Analysis and Conceptual Design report dated October 20<sup>th</sup>, 2008 was presented and site evaluation and conceptual design were evaluated; and

NOW THEREFORE, BE IT RESOLVED, that the City Council hereby accepts Stantec, Inc.'s report, The Vallejo Transit Center at Curtola Parkway and Lemon Street Site Analysis and Conceptual Design dated October 20<sup>th</sup>, 2008, providing the project solution, site determination, and design concept; and

BE IT FURTHER RESOLVED, that the City Council hereby directs staff to proceed with the completion of the environmental review process for the project.

ADOPTED by the Council of the City of Vallejo at a regular meeting held on October 28, 2008 by the following vote:

OCTOBER 28, 2008

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Attachment

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is available for  
review in the  
City Clerk's  
Office

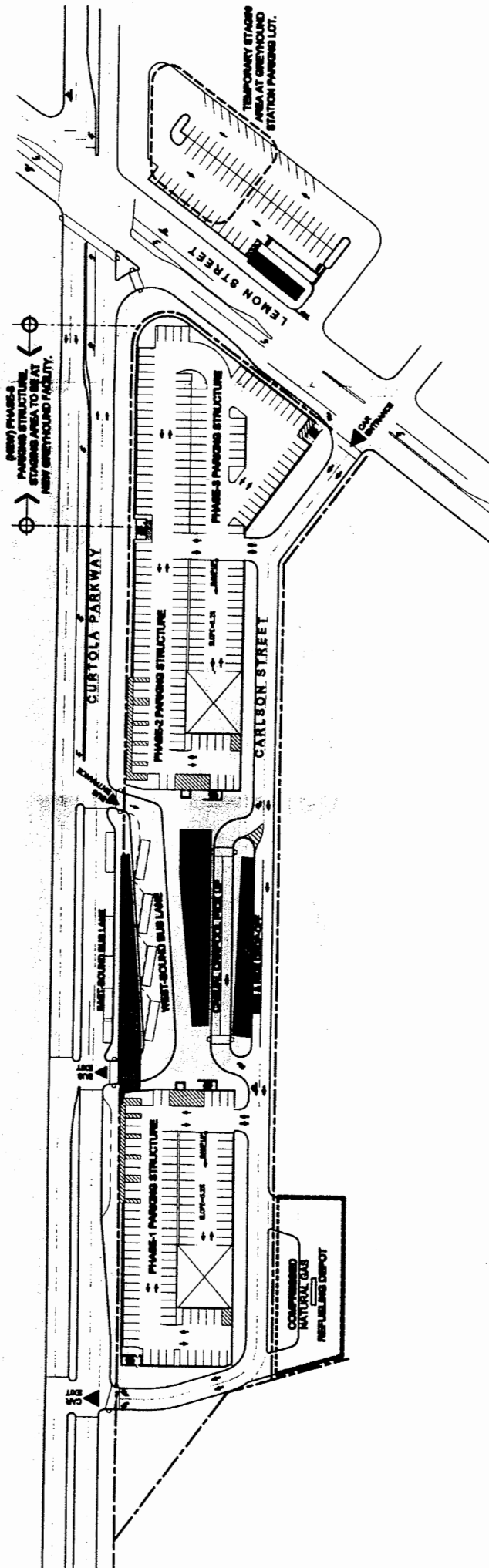


Diagram 1-3

22 TRANSIT CENTER AT CURTOLA PKWAY AND LEMON ST. - REPORT

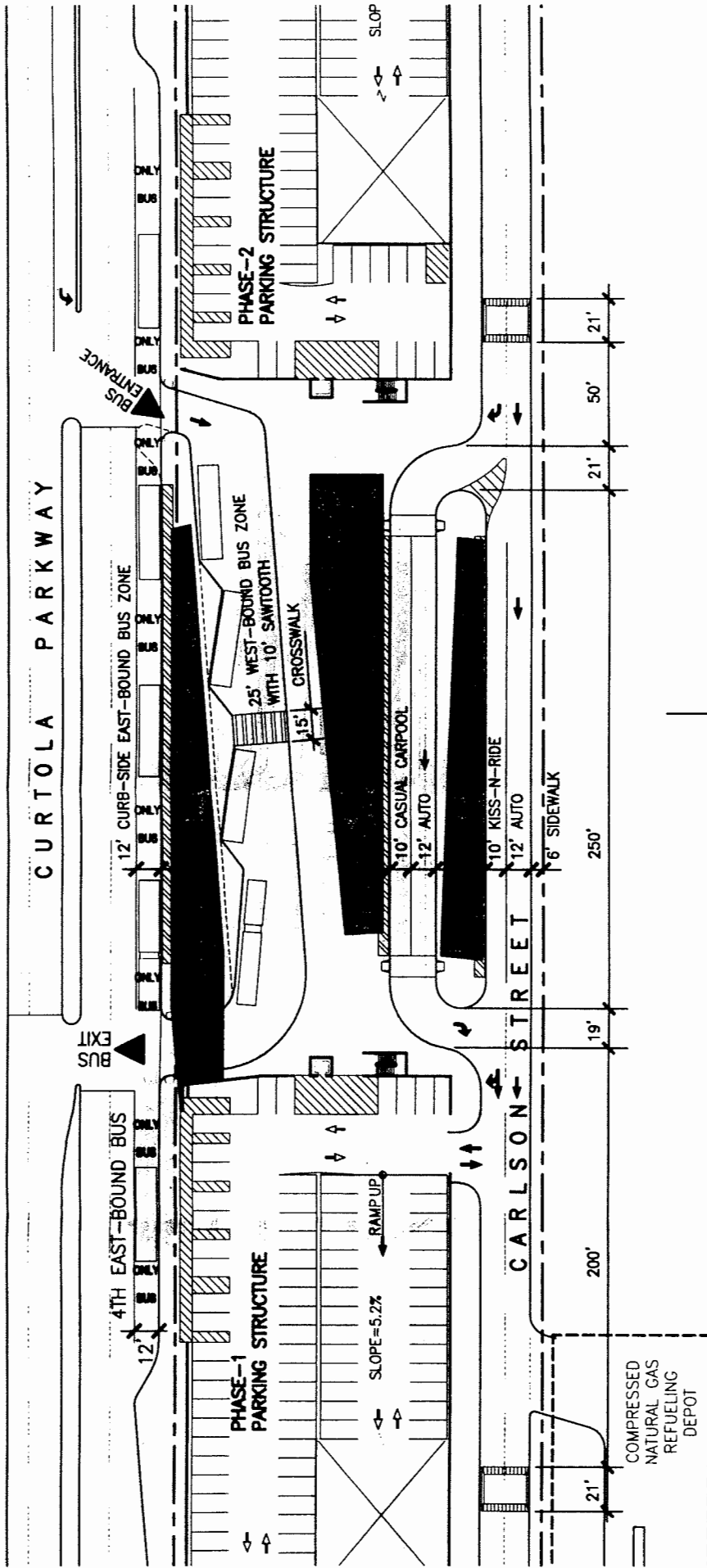
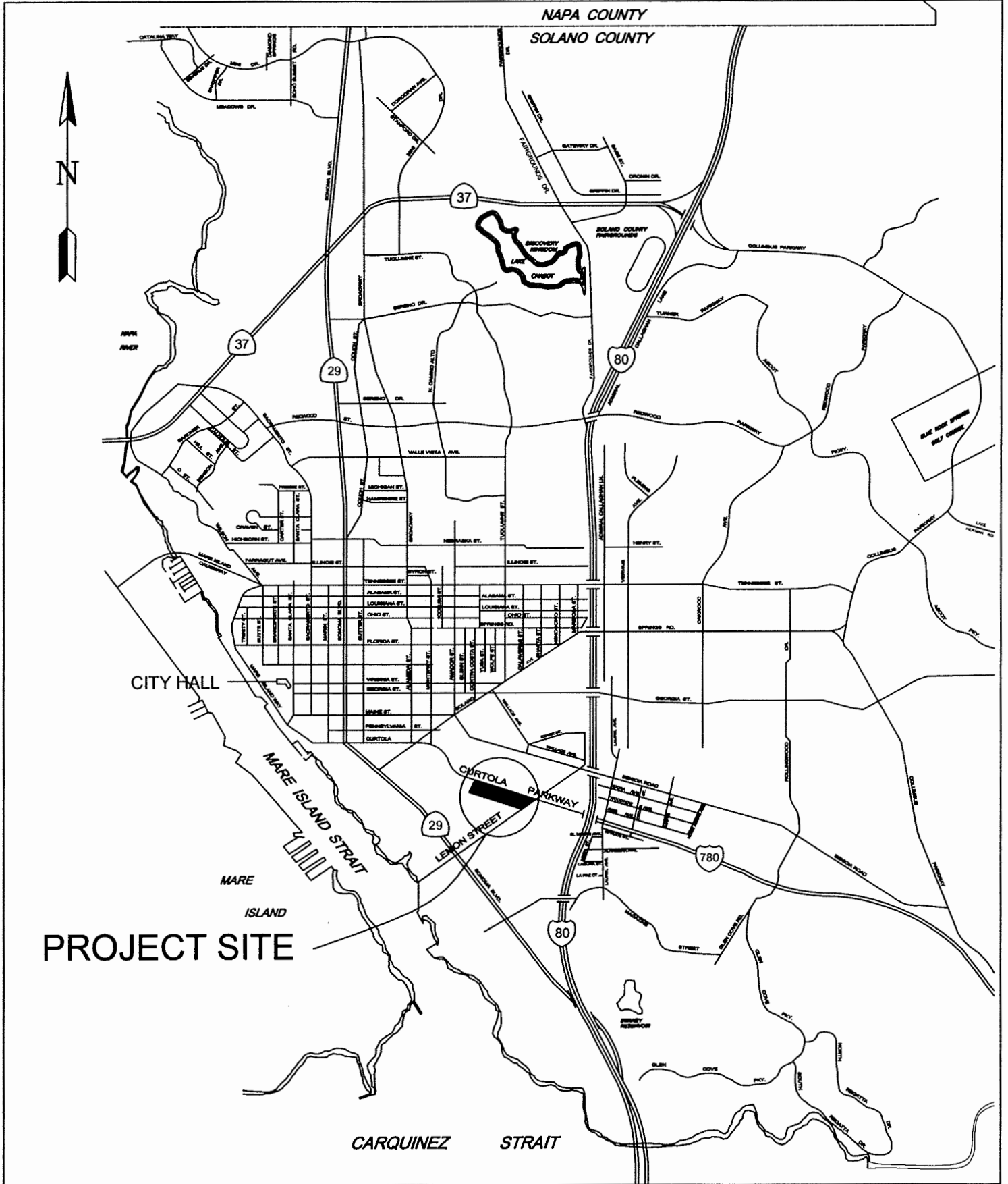


Diagram 3-11

# SITE PLAN







**Agenda Item No.**

**COUNCIL COMMUNICATION**

**Date: October 28, 2008**

TO: Honorable Mayor and Members of the City Council

FROM: Robert V. Stout, Finance Director

**SUBJECT: SUBMISSION OF THE CITY TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDED SEPTEMBER 30, 2008**

**BACKGROUND AND DISCUSSION**

At the end of each calendar quarter, the City Treasurer is required by the City's adopted Investment Policy to report on the status of investments to the City Council. The City Treasurer's Investment Report as of September 30, 2008, is submitted in accordance with California Government Code Section 53646. It is the policy of the City of Vallejo to use the State of California Government Code Sections 53601, 53635, and 53651 provisions for local government investments as guidelines in the developing and implementing of the City's allowable investment policies and practices.

Condensed investment information as of September 30, 2008, is as follows:

Description	Par Value Of Portfolio	Fair Value Of Portfolio	Cost Basis Of Portfolio	Percentage of Portfolio
U.S. Federal Agency Bonds	\$20,731,581.43	\$21,140,755.05	\$20,810,087.82	31.22%
Local Agency Investment Fund	28,565,083.46	28,565,083.46	28,565,083.46	42.85%
U.S. Treasury Securities	9,215,000.00	9,545,515.30	9,443,508.62	14.17%
Commercial Paper	475,000.00	474,947.75	475,000.00	0.71%
Money Market Accounts	166,489.03	166,489.03	166,489.03	0.25%
Corporate Medium Term Notes	6,990,000.00	6,714,010.45	7,171,415.45	10.76%
Certificates of Deposit	25,000.00	25,000.00	25,000.00	0.04%
<b>Total Investments</b>	<b>\$66,168,153.92</b>	<b>\$66,631,801.04</b>	<b>\$66,656,584.38</b>	<b>100.00%</b>

**Footnote:** In accordance with Government Code Section 53646, the value of the Local Agency Investment Fund (LAIF) shown above represents the value from the September 30, 2008, LAIF statement. At the time this report was prepared, the Local Agency Investment Fund did not have available the "Amortized Cost Factor" which is used in adjusting the statement balance to the actual "Fair Value" balance.



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	<u>Current Quarter</u>	<u>Fiscal Year-to-Date<sup>2</sup></u>
Portfolio Investment Earnings:	\$753,973.76	\$753,973.76
Net Change in Portfolio Balance:	<\$13,757,839.20>	<\$13,757,839.20>
Approximate Portfolio rate-of-return has been: (annualized yield)		3.95%

**BENCHMARK COMPARISON RATE-OF-RETURN<sup>1</sup>:**

Local Agency Investment Fund	2.77%
2-Year U.S. Treasury Note Yield	1.96%

**Footnotes:**

1. These are the performance benchmarks stated in the City's Investment Policy. These are annualized yields.
2. The Fiscal year-to-date is the actual percentage earned for the 3-month period from July 1, 2008, to September 30, 2008, and then is annualized for comparison purposes.

California Government Code Section 53646 provides that quarterly reporting of investment balances may be rendered to the City Council. The composition of investments must conform to the City's Investment Policy which is adopted annually by the City Council, and the quarterly report shall include a statement denoting the ability of the local agency to meet its pool's expenditure requirements for the next six months, or provide an explanation as to why sufficient money shall, or may, not be available.

The total resources of the pool notwithstanding, it is uncertain at this time whether the General Fund will be able to meet its financial obligations with its available resources for the next 6 months. The City was faced with declining revenues, large contractually required increases in payroll costs, and a projected General Fund reserve to start the year of zero. As you know, the City has filed a petition under chapter 9 of the United States Bankruptcy Code. The bankruptcy process is ongoing and the City believes that it will be successful. As part of that process, we developed a pendency plan to continue operations for this fiscal year. The Budget for Fiscal Year 2008 – 2009 adopted by Council on June 24, 2008 was consistent with that plan.

The following summarizes the allocation of Fair Value of the investments in the portfolio among the City of Vallejo, the Redevelopment Agency of the City of Vallejo, and the Vallejo Housing Authority as of September 30, 2008:



<u>Entity</u>	<u>Fair Value</u>
City of Vallejo	\$50,048,523.49
Vallejo Redevelopment Agency	\$ 9,815,898.73
Vallejo Housing Authority	<u>\$ 6,767,378.82</u>
Total	<u>\$66,631,801.04</u>

Fair Value of individual securities has been provided by Wells Fargo Bank Global Trust & Custody.

The City utilizes Wells Fargo Bank Global Trust & Custody as its third-party safekeeping custodian for safekeeping of all investments with the exception of the Local Agency Investment Fund (LAIF). LAIF being a money market fund administered by the State Treasurer has many governmental agency participants, and holds securities through its own administrator.

Pooled cash and investments book balances are adjusted annually to reflect *fair value* as required by Generally Accepted Accounting Principles. The term *fair value* was formerly known as *market value* and became effective with the mandatory implementation of GASB 31 in the fiscal year 1998. The attached investment schedules meet these requirements.

This report is informational only and does not require City Council action. There is no fiscal impact from this report. The City's portfolio had total earnings of \$753,973.76 during the three month period ending September 30, 2008. In addition, the portfolio also had a cumulative *fair value* versus *cost value* unrealized, non-cash loss of approximately \$24,783.34 as of September 30, 2008. *Fair value* fluctuates from one period to another depending on the changes in interest rates and the supply and demand for bonds at a particular time. Therefore, there is often a difference between the *cost value* (the value at the time of purchase) and the *fair value* (the market value of the same security at a certain later period) creating an unrealized gain or loss.

### **RECOMMENDATION:**

Staff recommends acceptance of the City Treasurer's Investment Report.

### **ENVIRONMENTAL REVIEW**

This action is not a project as defined by the California Environmental Quality Act and is not subject to CEQA review.



**PROPOSED ACTION**

This report is an informational item only and does not require City Council action.

**DOCUMENTS ATTACHED:**

1. Treasurer's Investment Report for the quarter ended September 30, 2008.

**Prepared by:** Jon R. Oiler, Auditor Controller (707) 648-4593

**Contact:** Robert V. Stout, Finance Director (707) 648-4592



CITY OF VALLEJO  
QUARTERLY INVESTMENT REPORT  
SUPPLEMENTAL INFORMATION

**DEFINITIONS**

- Coupon Rate -*** The interest rate established for a bond issuance at the original time of sale. This amount is fixed and cannot be changed.
- Par Value -*** Par Value is the face value of a security. The face value of a security, usually in \$1,000 increments, is fixed and cannot be changed. Depending on market conditions, buyers purchase securities at a premium or discount to yield an effective interest rate different than the coupon rate.
- Fair Value -*** Fair Value, formerly known as market value, is the amount at which a financial instrument could be exchanged in a current transaction between willing parties.
- Cost Basis -*** The actual principal amount paid for a security at the time of purchase.
- Premium or Discount -*** An investor may pay more or less than the face value of a security depending on the current market interest rates. Amounts paid greater than face are premiums while amounts paid less than face value are discounts.



City of Vallejo  
 555 Santa Clara Street  
 Vallejo, CA 94590  
 (707)648-4592

**City of Vallejo  
 Portfolio Management  
 Portfolio Summary  
 September 30, 2008**

Investments	Par Value	Fair Value	Original Cost	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM
Federal Agency Issues - Coupon	19,811,581.43	20,226,149.05	19,901,607.76	29.86	1,188	803	4.303	4.362
Federal Agency Issues - Discount	920,000.00	914,606.00	908,480.06	1.36	205	78	2.230	2.230
Local Agency Investment Funds	28,565,083.46	28,565,083.46	28,565,083.46	42.85	1	1	2.732	2.770
U.S. Treasury Securities - Coupon	9,215,000.00	9,545,515.30	9,443,508.62	14.17	1,436	1,083	3.141	3.184
Commercial Paper - Interest Bearing	475,000.00	474,947.75	475,000.00	0.71	7	1	1.930	1.930
Money Market Accounts	166,489.03	166,489.03	166,489.03	0.25	1	1	0.325	0.330
Corporate Medium Term Notes	6,990,000.00	6,714,010.45	7,171,415.45	10.76	992	469	4.235	4.294
Certificates of Deposit - Bank	25,000.00	25,000.00	25,000.00	0.04	196	97	2.490	2.490
<b>Investments</b>	<b>66,168,153.92</b>	<b>66,631,801.04</b>	<b>66,656,584.38</b>	<b>100.00%</b>	<b>668</b>	<b>445</b>	<b>3.402</b>	<b>3.449</b>

**Total Earnings** September 30 Month Ending **Fiscal Year To Date**  
 Current Year 256,974.71 753,973.76

**Average Daily Balance** 73,051,502.38  
**Effective Rate of Return** 4.28% 3.95%

I hereby certify that the investments listed in this report conform to the City of Vallejo investment policy and the California Government Code. Because our petition under chapter 9 of the United States Bankruptcy Code has been challenged, and due to the uncertainties in any chapter 9 case, the ability of the City's General Fund to meet its cash flow needs for the next six months is uncertain.

*Robert V. Stout* 10/21/08  
 Robert V. Stout, Finance Director/Treasurer

**City of Vallejo**  
**Portfolio Management**  
**Portfolio Details - Investments**  
**September 30, 2008**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Fair Value	Original Cost	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
<b>Federal Agency Issues - Coupon</b>												
31359MTR4	50177	Fed Natl Mtg Assn		02/10/2006	140,000.00	139,956.60	134,591.24	3.375	4.756	4.822	75	12/15/2008
31359MYN7	50197	Fed Natl Mtg Assn		12/11/2006	185,000.00	188,757.35	182,543.57	4.250	4.581	4.645	683	08/15/2010
31359MF81	50198	Fed Natl Mtg Assn		12/20/2006	400,000.00	415,624.00	402,732.00	5.050	4.797	4.864	859	02/07/2011
31359MF40	50200	Fed Natl Mtg Assn		01/10/2007	640,000.00	658,598.40	631,081.60	4.500	4.812	4.879	867	02/15/2011
31331XWL2	50213	Federal Farm Credit Bank		08/20/2007	300,000.00	306,750.00	300,168.00	4.750	4.661	4.726	583	05/07/2010
31331VJ80	50218	Federal Farm Credit Bank		10/04/2007	900,000.00	940,779.00	925,046.10	5.375	4.509	4.571	1,020	07/18/2011
31331YGP9	50220	Federal Farm Credit Bank		12/26/2007	425,000.00	427,924.00	425,603.50	3.750	3.647	3.698	796	12/06/2010
31331X3S9	50221	Federal Farm Credit Bank		01/30/2008	300,000.00	306,189.00	314,466.60	4.500	3.343	3.390	1,477	10/17/2012
31331VSK3	50224	Federal Farm Credit Bank		03/10/2008	375,000.00	387,187.50	397,580.63	4.875	2.661	2.698	870	02/18/2011
31331X3S9	50230	Federal Farm Credit Bank		06/09/2008	300,000.00	306,189.00	307,443.90	4.500	3.822	3.875	1,477	10/17/2012
31331Y3P3	50235	Federal Farm Credit Bank		08/12/2008	350,000.00	348,687.50	348,471.55	3.500	3.599	3.649	1,097	10/03/2011
31333XDY3	50189	Federal Home Loan Bank		08/07/2006	793,453.68	793,056.95	762,707.35	3.840	4.971	5.040	420	11/25/2009
3133MRCM2	50192	Federal Home Loan Bank		09/15/2006	330,000.00	338,457.90	325,997.10	4.750	5.027	5.096	681	08/13/2010
3133XEMR7	50194	Federal Home Loan Bank		10/20/2006	425,000.00	437,881.75	421,115.50	4.850	5.018	5.088	856	02/04/2011
3133XGDD3	50202	Federal Home Loan Bank		03/15/2007	900,000.00	939,654.00	920,842.20	5.375	4.730	4.796	1,052	08/19/2011
3133XXD2	50206	Federal Home Loan Bank		05/24/2007	600,000.00	614,814.00	597,084.00	4.875	4.984	5.053	590	05/14/2010
3133XXD2	50207	Federal Home Loan Bank		05/25/2007	500,000.00	512,345.00	497,270.00	4.875	5.006	5.075	590	05/14/2010
3133XHPH9	50212	Federal Home Loan Bank		07/17/2007	500,000.00	516,565.00	490,943.50	4.875	5.271	5.344	1,143	11/18/2011
3133XGYT5	50215	Federal Home Loan Bank		10/03/2007	1,300,000.00	1,327,222.00	1,314,885.00	5.000	4.345	4.405	436	12/11/2009
31397ALT8	50216	Federal Home Loan Bank		10/09/2007	522,152.68	528,061.88	523,621.23	5.250	5.102	5.172	1,048	08/15/2011
3133XBV28	50222	Federal Home Loan Bank		02/19/2008	325,000.00	330,281.25	337,020.45	4.250	2.771	2.809	762	11/02/2010
3133XGU26	50227	Federal Home Loan Bank		04/28/2008	550,000.00	545,017.00	547,503.00	2.750	2.931	2.971	625	06/18/2010
3133XECU1	50229	Federal Home Loan Bank		05/14/2008	200,000.00	205,312.00	207,433.00	4.625	3.180	3.224	870	02/18/2011
3133XP2W3	50231	Federal Home Loan Bank		06/23/2008	375,000.00	364,923.75	360,795.00	3.375	4.215	4.274	1,610	02/27/2013
3133XRWL0	50236	Federal Home Loan Bank		09/05/2008	1,000,000.00	1,000,940.00	1,005,154.00	3.375	3.056	3.098	681	08/13/2010
31359MB77	50186	Federal National Mortgage Assn		06/15/2006	210,000.00	214,594.80	205,308.60	4.650	5.215	5.287	593	05/17/2010
31359MM26	50203	Federal National Mortgage Assn		03/15/2007	900,000.00	940,500.00	911,078.10	5.125	4.723	4.788	926	04/15/2011
3136F6L56	50219	Federal National Mortgage Assn		11/30/2007	806,188.54	810,622.58	806,944.35	4.620	4.519	4.582	571	04/25/2010
31398ABX9	50232	Federal National Mortgage Assn		07/08/2008	350,000.00	362,052.95	362,052.95	4.875	3.851	3.904	1,325	05/18/2012
31398ATL6	50237	Federal National Mortgage Assn		09/05/2008	1,000,000.00	1,006,880.00	1,005,313.00	3.625	3.386	3.433	1,048	08/15/2011
3137EAAK5	50196	Federal Home Loan Mtg. Corp.		12/08/2006	100,000.00	101,688.00	100,162.90	4.750	4.624	4.688	398	11/03/2009
3137EAAK5	50199	Federal Home Loan Mtg. Corp.		01/31/2007	500,000.00	508,440.00	495,397.50	4.750	5.034	5.104	398	11/03/2009
31395FQW7	50201	Federal Home Loan Mtg. Corp.		02/08/2007	329,786.53	331,626.74	327,648.07	5.000	5.125	5.196	622	06/15/2010
3134A4VB7	50208	Federal Home Loan Mtg. Corp.		06/01/2007	1,000,000.00	1,016,880.00	971,157.00	4.125	5.066	5.137	649	07/12/2010
3137EAAAX7	50214	Federal Home Loan Mtg. Corp.		09/06/2007	700,000.00	725,592.00	710,059.00	5.125	4.537	4.600	691	08/23/2010
3137EAAAX7	50217	Federal Home Loan Mtg. Corp.		10/24/2007	500,000.00	518,280.00	510,648.00	5.125	4.257	4.316	691	08/23/2010

Portfolio CITY  
CP  
PM (PRFcpM2) SymRept V6.32

**City of Vallejo**  
**Portfolio Management**  
**Portfolio Details - Investments**  
**September 30, 2008**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Fair Value	Original Cost	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
<b>Federal Agency Issues - Coupon</b>												
3137EABG3	50226	Federal Home Loan Mtg. Corp.		04/09/2008	300,000.00	298,125.00	302,568.30	2.875	2.421	2.455	576	04/30/2010
3137EABQ1	50233	Federal Home Loan Mtg. Corp.		08/19/2008	195,000.00	195,366.60	195,196.17	3.250	3.151	3.194	653	07/16/2010
880591DT6	50225	Tennessee Valley Authority		12/19/2007	285,000.00	312,816.00	315,973.80	6.790	4.051	4.107	1,330	05/23/2012
		<b>Subtotal and Average</b>	<b>19,924,825.12</b>		<b>19,811,581.43</b>	<b>20,226,149.05</b>	<b>19,901,607.76</b>		<b>4.303</b>	<b>4.362</b>	<b>803</b>	
<b>Federal Agency Issues - Discount</b>												
313312N30	7010	Federal Farm Credit Bank		05/27/2008	500,000.00	499,100.00	495,192.36	2.150	2.171	2.201	34	11/04/2008
313569BR3	7011	Federal National Mortgage Assn		05/27/2008	420,000.00	415,506.00	413,287.70	2.230	2.300	2.332	131	02/09/2009
		<b>Subtotal and Average</b>	<b>908,480.06</b>		<b>920,000.00</b>	<b>914,606.00</b>	<b>908,480.06</b>		<b>2.230</b>	<b>2.261</b>	<b>78</b>	
<b>Local Agency Investment Funds</b>												
44740	04001	LAIF City of Vallejo			11,981,805.91	11,981,805.91	11,981,805.91	2.770	2.732	2.770	1	
36484	04003	LAIF Housing Authority			6,767,378.82	6,767,378.82	6,767,378.82	2.770	2.732	2.770	1	
11929	04002	LAIF Redevelopment Agency			9,815,898.73	9,815,898.73	9,815,898.73	2.770	2.732	2.770	1	
		<b>Subtotal and Average</b>	<b>35,187,716.79</b>		<b>28,565,083.46</b>	<b>28,565,083.46</b>	<b>28,565,083.46</b>		<b>2.732</b>	<b>2.770</b>	<b>1</b>	
<b>U.S. Treasury Securities - Coupon</b>												
9128275N8	5062	U.S. Treasury Notes		09/07/2004	825,000.00	853,809.00	923,581.06	6.000	3.307	3.353	318	08/15/2009
912828FH8	5077	U.S. Treasury Notes		03/15/2007	230,000.00	246,532.40	233,629.69	4.875	4.397	4.458	972	05/31/2011
912828FU9	5079	U.S. Treasury Notes		06/04/2007	650,000.00	691,080.00	640,859.38	4.500	4.796	4.863	1,094	09/30/2011
912828FN5	5081	U.S. Treasury Notes		06/04/2007	700,000.00	751,296.00	700,328.13	4.875	4.794	4.861	1,033	07/31/2011
912828FU9	5083	U.S. Treasury Notes		08/20/2007	300,000.00	318,960.00	299,015.63	4.500	4.524	4.587	1,094	09/30/2011
912828FH8	5084	U.S. Treasury Notes		09/28/2007	70,000.00	75,031.60	71,796.48	4.875	4.057	4.113	972	05/31/2011
912828HC7	5086	U.S. Treasury Notes		11/28/2007	175,000.00	184,446.50	179,894.53	4.125	3.433	3.481	1,430	08/31/2012
912828HC7	5087	U.S. Treasury Notes		12/17/2007	400,000.00	421,592.00	410,500.00	4.125	3.465	3.514	1,430	08/31/2012
912828GQ7	5088	U.S. Treasury Notes		12/17/2007	500,000.00	532,970.00	520,351.57	4.500	3.439	3.487	1,307	04/30/2012
912828HQ6	5089	U.S. Treasury Notes		03/10/2008	485,000.00	466,199.70	470,921.49	2.625	2.316	2.348	1,583	01/31/2013
912828HT0	5090	U.S. Treasury Notes		03/26/2008	370,000.00	368,090.80	372,543.75	2.750	2.565	2.600	1,611	02/28/2013
912828FD7	5092	U.S. Treasury Notes		04/10/2008	500,000.00	535,000.00	539,804.69	4.875	2.138	2.167	941	04/30/2011
912828FD7	5093	U.S. Treasury Notes		04/30/2008	250,000.00	267,540.00	266,933.59	4.875	2.482	2.517	941	04/30/2011
912828HU7	5094	U.S. Treasury Notes		04/10/2008	450,000.00	448,978.50	448,066.40	1.750	1.946	1.973	546	03/31/2010
912828HU7	5095	U.S. Treasury Notes		04/14/2008	375,000.00	374,148.75	375,029.30	1.750	1.722	1.746	546	03/31/2010
912828HV5	5096	U.S. Treasury Notes		04/07/2008	435,000.00	428,031.30	432,689.06	2.500	2.579	2.614	1,642	03/31/2013
912828FK1	5097	U.S. Treasury Notes		05/30/2008	450,000.00	485,541.00	477,087.89	5.125	3.022	3.064	1,002	06/30/2011
912828JA9	5099	U.S. Treasury Notes		06/02/2008	400,000.00	404,468.00	399,093.75	2.500	2.581	2.617	607	05/31/2010
912828HG8	5100	U.S. Treasury Notes		06/05/2008	375,000.00	392,227.50	385,312.50	3.875	3.156	3.200	1,491	10/31/2012

Portfolio CITY  
CP

PM (PRF-cPM2) SymRepl V6.32



**City of Vallejo**  
**Portfolio Management**  
**Portfolio Details - Investments**  
**September 30, 2008**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Fair Value	Original Cost	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
<b>U.S. Treasury Securities - Coupon</b>												
912828HT0	5101	U.S. Treasury Notes		07/21/2008	100,000.00	98,484.00	97,328.46	2.750	3.334	3.380	1,611	02/28/2013
912828HV5	5102	U.S. Treasury Notes		08/28/2008	100,000.00	98,398.00	98,082.37	2.500	2.909	2.949	1,642	03/31/2013
912828J0	5103	U.S. Treasury Notes		09/21/2008	360,000.00	362,757.60	361,814.06	2.375	2.081	2.110	699	08/31/2010
912828HV5	5104	U.S. Treasury Notes		09/15/2008	100,000.00	98,398.00	98,570.65	2.500	2.799	2.838	1,642	03/31/2013
912828HY9	5105	U.S. Treasury Notes		09/02/2008	210,000.00	211,803.90	210,607.73	3.125	3.015	3.057	1,672	04/30/2013
912828HY9	5106	U.S. Treasury Notes		09/15/2008	425,000.00	428,650.75	429,666.46	3.125	2.830	2.869	1,672	04/30/2013
		<b>Subtotal and Average</b>	<b>9,190,851.67</b>		<b>9,215,000.00</b>	<b>9,545,515.30</b>	<b>9,443,508.62</b>		<b>3.141</b>	<b>3.184</b>	<b>1,083</b>	
<b>Commercial Paper - Interest Bearing</b>												
16677EAG2	9007	Chevron Corporation		09/25/2008	475,000.00	474,947.75	475,000.00	1.929	1.930	1.957	1	10/02/2008
		<b>Subtotal and Average</b>	<b>95,000.00</b>		<b>475,000.00</b>	<b>474,947.75</b>	<b>475,000.00</b>		<b>1.930</b>	<b>1.957</b>	<b>1</b>	
<b>Money Market Accounts</b>												
SYS10014	10014	Wells Fargo Bank			49,279.75	49,279.75	49,279.75	0.330	0.325	0.330	1	
SYS10016	10016	Wells Fargo Bank			117,209.28	117,209.28	117,209.28	0.330	0.325	0.330	1	
		<b>Subtotal and Average</b>	<b>288,998.53</b>		<b>166,489.03</b>	<b>166,489.03</b>	<b>166,489.03</b>		<b>0.325</b>	<b>0.330</b>	<b>1</b>	
<b>Corporate Medium Term Notes</b>												
026351BC9	15170	American General Corp.		01/29/2007	445,000.00	292,578.60	475,847.40	7.500	5.248	5.321	679	08/11/2010
060505AD6	15186	Bank America Corp.		02/07/2008	250,000.00	245,697.50	269,615.00	7.800	3.684	3.735	502	02/15/2010
14911RAH2	15191	Caterpillar Financial Services		06/30/2008	300,000.00	298,845.00	302,778.00	4.300	3.735	3.787	608	06/01/2010
172967AX9	15144	Citigroup, Inc.		09/12/2005	600,000.00	587,904.00	635,592.00	6.200	4.297	4.356	165	03/15/2009
172967DA6	15189	Citigroup, Inc.		04/08/2008	400,000.00	365,232.00	397,132.00	4.625	4.885	4.953	671	08/03/2010
22541LAN3	15161	Credit Suisse FB USA, Inc.		09/06/2006	335,000.00	331,278.15	330,517.70	4.700	5.156	5.227	243	06/01/2009
22541LA06	15190	Credit Suisse FB USA, Inc.		04/09/2008	300,000.00	290,796.00	302,184.00	4.125	3.652	3.703	471	01/15/2010
36962GS62	15193	General Electric Capital Corp		07/11/2008	475,000.00	459,861.75	488,086.25	4.875	3.553	3.602	750	10/21/2010
423328BM4	15142	Heller Financial, Inc.		08/09/2005	680,000.00	685,562.40	750,862.80	7.375	4.566	4.630	396	11/01/2009
718507BQ8	15192	Phillips Petroleum		06/20/2008	300,000.00	322,212.00	325,728.00	8.750	4.026	4.082	601	05/25/2010
892332AP2	15196	Toyota Motor Credit		09/30/2008	400,000.00	407,556.00	405,168.00	4.250	3.298	3.344	530	03/15/2010
90331HJKO	15148	US Bank		11/08/2005	395,000.00	391,196.15	376,079.50	3.400	4.919	4.988	151	03/01/2009
92976WAT3	15181	Wachovia Corporation		09/13/2007	750,000.00	657,382.50	741,045.00	4.375	4.780	4.846	608	06/01/2010
931142BE2	15184	Wal-Mart Corporation		01/28/2008	450,000.00	462,177.00	475,429.50	6.875	3.031	3.073	313	08/10/2009
931142BZ5	15185	Wal-Mart Corporation		01/15/2008	500,000.00	509,815.00	505,100.00	4.125	3.646	3.697	638	07/01/2010
949746FC9	15146	Wells Fargo Bank		10/12/2005	410,000.00	405,916.40	390,250.30	3.125	4.573	4.637	182	04/01/2009
		<b>Subtotal and Average</b>	<b>7,430,630.21</b>		<b>6,990,000.00</b>	<b>6,714,010.45</b>	<b>7,171,415.45</b>		<b>4.235</b>	<b>4.294</b>	<b>489</b>	

City of Vallejo  
 Portfolio Management  
 Portfolio Details - Investments  
 September 30, 2008

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Fair Value	Original Cost	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
<b>Certificates of Deposit - Bank</b>												
SYS2501	2501	US Bank	25,000.00	06/24/2008	25,000.00	25,000.00	25,000.00	2.490	2.490	2.525	97	01/06/2009
		<b>Subtotal and Average</b>	<b>25,000.00</b>		<b>25,000.00</b>	<b>25,000.00</b>	<b>25,000.00</b>	<b>2.490</b>	<b>2.490</b>	<b>2.525</b>	<b>97</b>	
		<b>Total Investments and Average</b>	<b>73,051,502.38</b>		<b>66,168,153.92</b>	<b>66,631,801.04</b>	<b>66,656,584.38</b>		<b>3.402</b>	<b>3.449</b>	<b>445</b>	

DRAFT

October 16, 2008

Noreen Evans  
California State Assembly  
50 D Street, Suite 301  
Santa Rosa, CA 95404

Dear Assemblywoman Evans,

As you know, the City of Vallejo is experiencing a moment of crisis. The national economic downturn, the housing market decline, and the rising prices of commodities are painfully felt by all citizens, but especially by those citizens who are retired, on a fixed income and depend on Social Security or a small pension. Mobile home parks often provide an affordable means of housing our low income and ageing population. On average, 85% of mobile home park residents are lower income.<sup>1</sup> Historically, it is this population who is most vulnerable to sudden rent increases, and other forms of economic displacement.

Your valiant authorship of AB1542 demonstrated to the City of Vallejo that you recognize the importance of protecting this vulnerable population.

AB1542 had two principal aims: deleting the language which seems to limit the scope of the tentative map hearing pursuant to Cal. Gov. Code § 66427.5 and ensuring that local rent control measures remain applicable to any rent control or mobile home space within the park even after the first condominium unit is sold.

We would like to encourage you to retain this important issue at the forefront of your legislative efforts.

The Subdivision Map Act vests in the cities the power to regulate and control the design and improvement of subdivisions within their boundaries, and requires cities to adopt ordinances regulating subdivisions. (Cal.Gov. Code § 66411) The City, through its general police power, has the authority to regulate land use, including subdivisions. Cal.

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<sup>1</sup> Letter dated February 29, 2008 from Gilchrest and Rutter to Ventura County Board of Supervisors re: Proposed Ordinance re Mobilehome Park Conversions.

Const. Art. XI § 7. The substantial quantity of written statutes and case law concerning the Subdivision Map Act makes it clear that the State relies on municipalities to ensure the health and public safety of its citizens by

- encouraging the orderly development of communities,
- ensuring that the areas within the subdivision that are dedicated for public purposes will be properly improved by the subdivider so that they will not become an undue burden on the community and to protect the public and
- protecting individual transferees from fraud and exploitation (61 Ops. Cal.Atty. Gen. 299, 301 (1978); 77 Ops. Cal.Atty. Gen. 185 (1994). *The Subdivision Map Act Manual* (2003) Curtin, Merrit.

Thus, we feel as you do that the language which seems to limit the subdivision map hearings to enumerated items that only pertain to surveys and economic displacement prevents the City from actually executing the important purposes of the Subdivision Map Act. Such a narrow reading gives unscrupulous subdividers some support for their argument that they are exempt from *all other* subdivision and environmental regulations, including the ones that pertain to health, safety, orderly development and protecting against fraud and exploitation. In addition there are other state laws, like the California Environmental Quality Act, whose application would seem to be irrelevant under such a narrow reading.

We likewise support you in your efforts to continue rent control for residents of the mobile home park even after the first condominium unit is sold. Even a partial victory, would be welcome.

We might suggest the following legislative avenues:

- 1) Articulating a less controversial point in time at which the local rent control ordinance would cease to have effect, would (i.e., upon the sale of 30% of the units) and/or
- 2) Explicitly recognizing the possible implementation of CEQA mitigation measures for non-resident initiated conversions, and thus allowing municipalities to require mitigation measures to mitigate the economic displacement of residents on fixed incomes through an appropriate application of the California Environmental Quality Act (perhaps by Amending CEQA guidelines 15282 (g) and 21080.8 of the Public Resources Code and Appendix G “Environmental Checklist Form”, part XI *Population and Housing*.)

**Ms. Noreen Evans, California State Assembly**

**October 16, 2008**

**Page 3**

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Again, we thank you for your efforts on behalf of this vulnerable population, and on behalf of all of us. Please let us know if there is any way to help.

Sincerely,

Osby Davis

Mayor

Tom Bartee, Vice-Mayor

Joanne Schively, Councilmember

Hermie Sunga, Councilmember

Tom Wilson, Councilmember

Erin Hannigan, Councilmember

Stephanie Gomes, Councilmember

RESOLUTION NO. N.C.

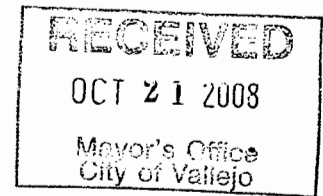
BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, mobile home parks often provide an affordable means of housing for the low income and aging population, on the average 85 percent of mobile home park residents are lower income; and

WHEREAS, recognizing the importance of protecting this vulnerable population, Assemblywoman Noreen Evans has authored AB 1542 which deletes the language which seems to limit the scope of the tentative map hearing pursuant to California Government Code Section 66427.5, and ensures that local rent control measures remain applicable to any rent control or mobile home space within the park even after the first condominium unit is sold.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Vallejo hereby authorizes the Mayor to send a letter on behalf of the City Council to Assemblywoman Evans to encourage and endorse her legislative efforts to protect mobile home park residents during park-to-condo conversions.

Tana Casimiro  
11211 Dogwood Lane  
Huntersville, North Carolina 28078  
October 17, 2008



Mayor Osby Davis  
Honorable  
City of Vallejo  
555 Santa Clara Street  
Vallejo, Calif 94590

Dear Mayor Davis:

My role as Commissioner on Aging over the last two and a half years has been challenging but rewarding. Thank you for allowing me to be involved in such an important group for the seniors of our city.

With my recent retirement, I have made a life changing decision to relocate to North Carolina. This will end my service as Commissioner on Aging.

So effective October 31, 2008, I'll be resigning as your Commissioner on Aging, as vice Chair.

I would like to request a letter of recommendation on my services as a Commissioner on Aging to the city of Huntersville North Carolina to continue my service in my new community. It has been my pleasure to serve the city of Vallejo, and the County of Solano

Sincerely,

A handwritten signature in black ink that reads "Tana Casimiro". The signature is fluid and cursive, with the first name "Tana" being more prominent.

Tana Casimiro  
Commissioner on Aging

Cc: Hermie Sunga City Council Liaison  
Ed Celestina, Chairperson Commission on Aging

**RESOLUTION NO. 08- N.C.**

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

THAT WHEREAS, Tana Casimiro was originally appointed to the Commission on Aging on January 19, 2006; and

WHEREAS, Commissioner Casimiro has submitted her resignation from the Commission on Aging effective October 31, 2008;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Vallejo does hereby accept, with regret, the resignation of Tana Casimiro from the Commission on Aging.

J:/Commissions/commissiononaging/reso resignation Tana Casimiro 1008





CONSENT E

Agenda Item No.

**COUNCIL COMMUNICATION**

**Date:** October 28, 2008

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Robert V. Stout, Finance Director  
Harry B. Maurer, Risk Manager

**SUBJECT:** APPROVAL OF RESOLUTION RATIFYING AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AUTHORITY OF PAYMENT FOR EMERGENCY CLEAN UP AND BUILDING RESTORATION SERVICES WITH SERVICEMASTER RESTORATION SERVICES

BACKGROUND AND DISCUSSION

On July 8th and again on July 10, a 24 inch fresh water pipeline, owned by the City of Vallejo, suddenly ruptured near 510 Couch Street in Vallejo. As a result of these ruptures, approximately 250,000 gallons of water was suddenly discharged onto Couch Street. The business closest to and most heavily impacted by the break was a motorcycle dealership operating as Mach 1. The dealership and its parking lot were flooded with approximately 12 inches of water and mud. Due to the extent and potential fiscal impact of the damages to the business, the situation was deemed to be an emergency. This allowed the City to proceed with a sole source procurement process. With the assistance of the Public Works Department, ServiceMaster Restoration Services was called in and authorized to perform emergency services and repairs at 510 Couch Street. The cost for performing this work is \$145,967.15. The second rupture occurred before repairs caused by the first rupture could be completed. The authorized work included pumping out the water and mud, replacing the flooring, repairs to the dry wall and other necessary work. The funds for payment of this work are available in the Risk Management Fund.

RECOMMENDATION

Staff recommends that the City Council ratify the City Manager authority, pursuant to Vallejo Municipal Code Section 3.20.085, to make a sole source procurement and authorize him to make the payment to ServiceMaster Restoration.

ALTERNATIVES CONSIDERED

No alternatives were considered due to the emergency situation.

ENVIRONMENTAL REVIEW

The adoption of this resolution is exempt from the California Environmental Quality Act ("CEQA") as it was an emergency project pursuant to section 15269 (c) of Title 2 of the California Code of Regulations and no environmental review is required.

PROPOSED ACTION

Adopt the resolution ratifying and authorizing the City Manager the authorization to pay the ServiceMaster billing for emergency clean up and building restoration services with ServiceMaster Restoration Services in the amount of \$145,967.15.

DOCUMENTS ATTACHED

1. ServiceMaster Restoration Services summary of billing
2. Vallejo Times-Herald article on event.

PREPARED BY/CONTACT: Harry B. Maurer  
Risk Manager  
(707) 648-4485

K:\PUBLIC\AIRMS\ServiceMaster bill 10-21-08v2.DOC

**RESOLUTION NO. \_\_\_\_ N.C.**

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF VALLEJO AS FOLLOWS:**

**WHEREAS**, a 24 inch fresh water pipeline, owned by the City of Vallejo, suddenly burst near 510 Couch Street in Vallejo on July 8 and July 10, 2008; and

**WHEREAS**, the business located at 510 Couch Street, Mach 1 dealership, and its parking lot were flooded with approximately 12 inches of water and mud; and

**WHEREAS**, it was necessary to hire ServiceMaster Restoration Services on an emergency basis to perform clean up and repair work to limit the amount of time that business would be interrupted at the Mach 1 dealership.

**NOW, THEREFORE BE IT RESOLVED** that the Council of the City of Vallejo does hereby ratify and authorizes the City Manger the authorization to pay for emergency clean up and building restoration services by ServiceMaster Restoration Services in the amount of \$145,967.15.



## CITY OF VALLEJO

PUBLIC HRG  
A

Agenda Item No.

### COUNCIL COMMUNICATION

Date: October 28, 2008

TO: Mayor and Members of the City Council

FROM: Craig Whittom, Assistant City Manager / Community Development  
Bob Adams, Development Services Director *BA*  
Don Hazen, Planning Manager *DH* *W*

SUBJECT: CONSIDERATION OF A RESOLUTION AMENDING THE NORTHGATE SPECIFIC PLAN AND HOLDING ON FIRST READING AN ORDINANCE AMENDING THE NORTHGATE SPECIFIC PLAN TO ADD AN ADDITIONAL LAND USE "MULTI-FAMILY RESIDENTIAL" TO THE PERMITTED USES IN THE MIXED USE LAND USE AREA.

#### BACKGROUND & DISCUSSION

The Northgate Specific Plan was originally adopted in 1988 along with the certification of a Final EIR (Northgate FEIR) for the Plan area. This Plan area covers approximately 1,165 + acres of land in an area of the City that had been historically referred to as the "Northeast Quadrant." The Plan established basic parameters and limitations for development in this area. The Plan includes provisions and standards for land uses, provisions for needed public services and infrastructure, and an implementation plan.

In July 2003, the City approved an amendment to the Plan and the Vallejo General Plan, which established new General Plan Land Use designations and Specific Plan land use classifications for the then vacant 109 acres of the Plan area. The primary purpose of these amendments was to broaden the permitted uses for this area, allowing a mix of land uses including retail, commercial, lodging, independent/assisted living including congregate living and continuing care and community education.

#### Belvedere Project

The original residential land uses approved in the Northgate Specific Plan required that residential uses include assisted or supportive services for seniors. In early 2006, Mandarich Developments applied to the City for approval of the Belvedere project, originally planned as a 336 unit "age qualified" project in fourteen buildings on a 15-acre site which would not contain supportive services for seniors. In order to allow this project, the City approved an amendment to the Plan which added a land use "Independent Living" that included residential accommodations that do not feature any support services for senior; however, it contained provisions that at least 80% of the units must be occupied by one person at least 55 years of age or older.

In response to the changing economic market, Belvedere Homes, LLC, has applied for an amendment to the Plan to allow standard non-age restricted multi-family housing in the Mixed Use area of the Plan. This would allow the Belvedere project to be occupied as standard multi-family housing as defined in Chapter 16.06 of the Zoning Ordinance. This would remove the age restriction in the current Plan, and add an additional permitted land use called "Multi

Family Housing” to the chart on page 25 of the Plan, with the footnote (1) Uses as defined within the Zoning Ordinance Chapter 16.06, unless otherwise noted.

On October 6, 2008, the Planning Commission unanimously approved a resolution amending the Northgate Specific Plan to allow Multi-family residential within the Mixed-Use Land Use area of the Specific Plan, as recommended by staff.

### General Plan Consistency

The General Plan designation is Northgate Mixed Use, which allows a variety of housing types; therefore the addition of a multi-family housing type of use is consistent with that designation. The text change only adds a type of housing allowed by the General Plan.

### ENVIRONMENTAL REVIEW

An Initial Study was prepared prior to previous amendments to the Specific Plan approved by the City Council on July 29, 2003. The Negative Declaration adopted in July 2003 is considered adequate for review of this Amendment and therefore there is no need to prepare an Initial Study or adopt a new Negative Declaration. The Specific Plan Amendment is exempt per Section 15061(b)(3) of the California Environmental Quality Act (CEQA) because the amendment is not a project that has the potential for causing a significant effect on the environment.

### FISCAL IMPACT

The Amendment removes the current restriction on the Belvedere project requiring occupancy to buyers that are 55 years old and older. The fiscal impact of this change would be viewed as positive in that removing the age restriction may increase the occupancy potential of the units, thereby adding to the projects ability to generate taxes (e.g. property tax, sales tax through resident's Vallejo purchases).

### RECOMMENDATION

Adopt the resolution amending the Northgate Specific Plan and holding on first reading an ordinance amending the Northgate Specific Plan based on the resolution findings with reference to the staff report, attached, including Exhibit 2, the proposed text.

### ATTACHMENTS

1. Specific Plan Resolution (Exhibit 1- Ordinance, Exhibit 2- Amendment)
2. Updated Permitted Use Chart, Northgate Specific Plan, page 25 and 26
3. Updated Specific Plan, Page 23, with additional text in Section 3, Mixed Use Land Use Area
4. October 6, 2008 Planning Commission staff report
5. Northgate Land Use Map
6. Northgate Vicinity Map
7. Conflict of Interest Map

**PREPARED BY/CONTACT**

Bill Tuikka, Associate Planner/Don Hazen, Planning Manager, 707-648-4328;  
[btuikka@ci.vallejo.ca.us](mailto:btuikka@ci.vallejo.ca.us); [dhazen@ci.vallejo.ca.us](mailto:dhazen@ci.vallejo.ca.us)

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RESOLUTION NO. 08- N.C.

**A RESOLUTION AMENDING THE NORTHGATE SPECIFIC PLAN TO AMEND SECTION 3, "MIXED USE LAND USE AREA" OF THE NORTHGATE SPECIFIC PLAN ADDING AND ADDITIONAL LAND USE "MULTI FAMILY RESIDENTIAL"**

WHEREAS, Section 65450 et seq. of the California Government Code provides for preparation and adoption of Specific Plans for the systematic implementation of the General Plan; and

WHEREAS, the Northgate Specific Plan was prepared to guide the development and allowed uses within the Northgate area; and

WHEREAS, the Specific Plan also serves as the Master Plan for the Northgate Mixed Use Planned Development; and

WHEREAS, the Specific Plan was first adopted in October 1988 and amended in 1989, 1999, 2003 and 2006; and

WHEREAS an application was submitted by Belvedere Homes LLC on August 8, 2008 to amend the Northgate Specific Plan for the purpose of adding an additional permitted land use "Multi Family Residential to the permitted use chart on Page 25 of the Plan; and;

WHEREAS the 336-unit Belvedere Homes project was approved in 2006 as age qualified "Independent Living" housing, requiring at least 80% of the units to be occupied by one person at least age 55 or older; and

WHEREAS, Belvedere Homes, LLC has stated that current market conditions require that the units be able to be marketed to the general population, resulting in the request to add an additional land use "Multi Family Residential" to the permitted land uses in the Mixed Use area of the Northgate Specific Plan area; and

WHEREAS, upon review of the application received from Belvedere Homes, LLC, the Planning Division determined that an amendment to the Northgate Specific Plan would be necessary; and

WHEREAS, the proposed amendment to the Specific Plan is referenced as Specific Plan Amendment 08-0004; and

WHEREAS, Section 3 of the Specific Plan shall be as amended by Specific Plan Amendment 08-0004; and

WHEREAS, when compared to Section 3 of the Specific Plan, the Specific Plan, as amended by Specific Plan Amendment 08-0004 includes changes to the policies regarding future occupancy of residential units in the Northgate area; and

WHEREAS, the City has complied with the requirements of the Local Planning Law (Government Code section 65300 et seq.), the current State of California General Plan Guidelines, and the City's applicable ordinances and resolutions with respect to approval of the amendment to the Specific Plan, as amended by Specific Plan Amendment 08-0004; and

WHEREAS, pursuant to Government Code Section 65090, notice of the City Council's hearing was published in at least one newspaper of general circulation within the City of Vallejo at least 21-calendar days before the Commission's public hearing; and

WHEREAS the City of Vallejo Planning Commission conducted a duly noticed public hearing to consider the proposed Specific Plan Amendment on October 6, 2008, at which testimony and evidence, both written and oral, were presented to and considered by the Planning Commission;

WHEREAS, on October 6, 2008, the City of Vallejo Planning Commission unanimously adopted a resolution amending the Northgate Specific Plan to allow an additional land use "Multi Family Residential" to the permitted land uses in the Mixed Use area of the Northgate Specific Plan area and recommended that City Council approve said resolution; and

WHEREAS, pursuant to Vallejo Municipal Code section 17.04.040, a public hearing noticed was published one in a newspaper of general circulation in the City of Vallejo at least ten days prior to the date scheduled for the hearing; and

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby  
Makes the following findings:

#### 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

The Specific Plan Amendment is exempt per Section 15162 (a) of the California Environmental Quality Act (CEQA) because the Negative Declaration adopted in July 2003 is considered adequate for review of this amendment and therefore there is no need to prepare an Initial Study or adopt a new Negative Declaration.

#### 2. SPECIFIC PLAN AMENDMENT FINDINGS

Section 1. The City Council of the City of Vallejo finds, based on the facts contained in the staff report incorporated herein by this reference, and given the evidence presented at the public hearing, and on the record, that as amended, the Northgate Specific Plan

- a) Is consistent with the goals and policies of the Vallejo General Plan.





**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF VALLEJO ADOPTING  
SPECIFIC PLAN AMENDMENT NO. SPA 08-0004 and AMENDING  
THE NORTHGATE SPECIFIC PLAN**

THE COUNCIL OF THE CITY OF VALLEJO DOES ORDAIN AS FOLLOWS:

**SECTION 1. Findings and Determination.**

The City Council hereby finds and determines that:

- A. As required by Government Code Section 65358(a), the proposed Specific Plan Amendment No. SPA 08-0004 regarding the Amendment to the Northgate Specific Plan, as defined and described in City Council Resolution No. ( ) is in the public interest of the people of the City of Vallejo, and is in conformity with public convenience, the general welfare and good land use practice by allowing telecommunication facilities for the benefit of the greater Vallejo community, and
- B. The Amendment to the Northgate Specific Plan is consistent with the objectives, goals, policies and general land uses specified in the City's General Plan.

**SECTION 2. Adoption of the Amendment to the Northgate Specific Plan.**

Based on the findings herein and in the resolutions recited above, the City Council hereby adopts and incorporates Specific Plan Amendment No. SPA 08-0004, entitled "Amendment to the Northgate Specific Plan, dated October 28, 2008," as specified in Exhibit 2 attached hereto and incorporated herein by this reference.

**SECTION 3. Severability.**

This Ordinance and the various parts thereof are hereby declared to be severable. Should any section of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any portion thereof other than the section so declared to be unconstitutional or invalid.

**SECTION 4. Effective Date.**

The effective date of this Ordinance shall be thirty (30) days after the final passage.

FIRST READ at a regular meeting of the Council of the City of Vallejo held on the \_\_\_\_\_ of \_\_\_\_\_, and finally passed and adopted at a regular meeting of the Council held the \_\_\_\_\_ day of \_\_\_\_\_, by the following vote

**AMENDMENT TO THE NORTHGATE SPECIFIC PLAN**

The Northgate Specific Plan is hereby Amended as follows:

Page 25- The Chart titled “Northgate Mixed Use Development”, Permitted Uses, shall be modified to add an additional column as below: (see full chart next page)

Land Use	Commercial	Neighborhood Shopping & Services	Mixed Use
Multi-Family Residential (1)	-----	-----	P

The Text on page 23 shall be modified as shown in *italics*:

**SECTION 3. MIXED USE LAND USE AREA**

The intent of the Mixed Use category is to allow for the opportunity of a diversity of land uses which will create employment opportunities such as lodging and senior housing including Independent / Assisted Living uses, as well as provide a potential retail/commercial function. *The Mixed Use category also allows Multi-Family Residential housing.* The functional goal is to develop a unified and well designed project which integrates all uses.

The Mixed Use area is located within the Northgate Mixed Use Development on the east side of Ascot Parkway south of Columbus Parkway. Its central location and diversity of permitted uses will set the standard by which other developments within the Plan will measure themselves. The “Development Standards”, Appendix “A”, establish architectural and landscape guidelines for the design of the area.

Housing types, such as Independent / Assisted Living shall be classified as Commercial uses for establishing all fees, special taxes and Mello Roos collected by the City.

Within the Mixed Use Land Use area, the permitted uses of Independent / Assisted Living shall be exempt from having to provide or dedicate park land either internal to a proposed project or external to that project.

The uses that will be allowed in the Mixed Use area, with an approved Planned Development Unit Plan, are listed within the following table titled “Northgate Mixed Use Development Permitted Uses.”

## NORTHGATE MIXED USE DEVELOPMENT

### Permitted Uses

LAND USE (1)	COMMERCIAL (Section 5.1)	NEIGHBORHOOD SHOPPING & SERVICES (Section 4)	MIXED USE (Section 3)
Administrative and professional services	P	P	P
Animal sales and services (indoor)	P	—	MJUP
Automotive and equipment (4): including Sales/Rentals light equipment, Repair - light equipment, Service, Repair – heavy equipment excluding aircraft, boats and heavy trucks.	MJUP	—	—
Building maintenance service	P	—	P
Business equipment sales and services	P	—	P
Business support services	P	—	P
Community education (incl. Higher Education)	MJUP	—	MJUP
Construction sales and services	MJUP	—	—
Convenience sales and personal services	MJUP	MJUP	—
Cultural exhibits and library services	P	P	P
Eating and drinking establishments w/o alcohol. Drive thru not permitted.	—	P	P
Eating and drinking establishments, with on- and/or off-site sale of alcoholic beverages. Drive thru not permitted.	MNUP	MNUP	MNUP
Finance, insurance and real estate services	P	P	P
Food and beverage retail sales w/o alcohol. Drive thru not permitted.	P	P	P
Food and beverage retail sales, with on- and/or off-site sales of alcoholic beverages. Drive thru not permitted.	MNUP	MNUP	MNUP
Gasoline sales	—	MJUP	—
Group care (day care facility)	MNUP	MNUP	MNUP
Group Residential	—	—	P
<i>Multi-Family Residential (1)</i>	---	----	P
Independent / Assisted Living (2)	—	—	P
Medical offices	MNUP	MNUP	P
Medical services	P	MNUP	MNUP
Participant sports and recreation (indoor)	P	P	P
Participant sports and recreation (outdoor)	MJUP	—	—
Personal services of functional community training for developmentally disabled	P	MNUP	P
Personal services, general (3)	P	P	P
Postal services	P	P	P
Repair services, consumer	P	P	P
Research services	P	—	MJUP
Research, Development & Product Manufacturing (2)	MJUP	—	MJUP
Retail sales: general	P	P	P
Spectator sports and entertainment: limited	—	MJUP	—
Transient habitation (Lodging)	P	—	P

SEE NEXT PAGE FOR FOOTNOTES

**LEGEND**

P = Permitted  
 MJUP= Major Use Permit Required  
 MNUP= Minor Use Permit Required  
 — = Use Not Permitted

Footnotes for Northgate Mixed Use Development Permitted Uses Table:

- (1) Uses as defined within the Zoning Ordinance Chapter 16.06, unless otherwise noted.
- (2) Uses as defined within this Northgate Specific Plan. A Minor Use Permit shall be required for the specific use of "Assisted Living" and "Continuous Care" as defined within this section.
- (3) See General Regulation Section of the Zoning Ordinance Chapter 16.57.020 (N) for conditions of uses.
- (4) Automotive and equipment land uses subject to the Vallejo Automall Design and Development Guidelines presented in Appendix B of the Northgate Specific Plan.

A freestanding, freeway-oriented identification sign for an automall/auto center comprising of at least two or more new auto dealerships and for the business operating on the site where the sign is to be located is permitted within the geographic boundaries of the Northgate Specific Plan and Northeast Quadrant Gateway areas subject to a Major Use Permit. The size, location, design, content and height of the freestanding automall/auto center sign shall be determined through the Major Use Permit process and shall not be subject to the provisions of: a) the Vallejo Municipal Code Sign Ordinance; b) the Master Sign Program presented in the Northgate Specific Plan; or c) the Northeast Quadrant Gateway development standards and provisions of PUD Nos. 575 and 582.

intersections. In addition, the interior residential streets are planned to avoid four-way intersections and oblique intersections. Bicycle and pedestrian routes will also be provided as required.

### **SECTION 3. MIXED USE LAND USE AREA**

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The intent of the Mixed Use category is to allow for the opportunity of a diversity of land uses which will create employment opportunities such as lodging and senior housing including Independent / Assisted Living uses, as well as provide a potential retail/commercial function. *The Mixed Use category also allows Multi-Family Residential housing.* The functional goal is to develop a unified and well designed project which integrates all uses.

The Mixed Use area is located within the Northgate Mixed Use Development on the east side of Ascot Parkway south of Columbus Parkway. Its central location and diversity of permitted uses will set the standard by which other developments within the Plan will measure themselves. The "Development Standards", Appendix "A", establish architectural and landscape guidelines for the design of the area.

Housing types, such as Independent / Assisted Living shall be classified as Commercial uses for establishing all fees, special taxes and Mello Roos collected by the City, the school district and the Vallejo Sanitation and Flood Control District (VSFCD).

Within the Mixed Use Land Use area, the permitted uses of Independent / Assisted Living shall be exempt from having to provide or dedicate park land either internal to a proposed project or external to that project.

The uses that will be allowed in the Mixed Use area, with an approved Planned Development Unit Plan, are listed within the following table titled "Northgate Mixed Use Development Permitted Uses."

### **SECTION 4. NEIGHBORHOOD SHOPPING AND SERVICES LAND USE AREA**

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The Neighborhood Shopping & Services area is located within the Northgate Mixed- Use Development at the northwestern corner of Ascot Parkway and Turner Parkway. This area will be designed to carry on the Northgate Mixed Use Development's quality image.

The intent of this category is to create and establish an area to meet the day-to-day needs of local residents. The principal uses would be food and beverage retail sales, general retail sales, etc. The scale and design of uses allowed in this element would reflect those of the surrounding residential units.

The quality development direction of this area will be insured through development standards. Landscaping around the building perimeters and throughout the parking lots are a prime component along with careful site planning in delivering a quality development. Overall, the visual image will be one of well designed buildings with extensive landscaping.

The uses that will be allowed in this land use area, with an approved Planned Development Unit Plan, are listed within the following table titled "Northgate Mixed Use Development Permitted Uses."

### **SECTION 5. THE COMMERCIAL LAND USE AREA**

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#### **5.1 COMMERCIAL**

The Commercial areas are located within the Northgate Mixed Use Development south of Columbus Parkway at Admiral Callaghan Lane and continuing east of Ascot Parkway.

**STAFF REPORT  
CITY OF VALLEJO  
PLANNING COMMISSION**

**AGENDA ITEM:****DATE OF MEETING:** October 6, 2008**PREPARED BY:** Bill Tuikka**PROJECT NUMBER:** SPA 08-0004

**PROJECT DESCRIPTION:** The proposed Specific Plan Amendment to the Northgate Specific Plan (Plan) would amend Section 3, "Mixed Use Land Use Area" of the Plan, adding an additional permitted land use "Multi-Family Residential" to the permitted use chart on Page 25 of the Plan. The "Mixed Use Land Use Area" is the portion of the Northgate Specific Plan area where the Belvedere residential project is located. The Multi Family Residential land use is defined in Chapter 16.06 of the Zoning Ordinance. No changes would be added to the Permitted Use Definitions on Page 27 of the Plan.

**PROJECT DATA SUMMARY:****Name of Applicant:** Belvedere Homes, Mandarich Developments**General Plan Designation:** Northgate Mixed Use**Zoning Designation:** Mixed-Use Planned Development**Location:** Northgate Specific Area Plan, Mixed Use Development area.**RECOMMENDATION:** Recommend City Council Approval

**CEQA:** A Mitigated Negative Declaration was adopted on July 29, 2003 for the Northgate Specific Plan. No further review is required under the California Environmental Quality Act (CEQA) pursuant to Section 15162 of Title 14 of the California Code of Regulations.

## **PROJECT SUMMARY**

### Background

The Northgate Specific Plan was originally adopted in 1988 along with the certification of a Final EIR (Northgate FEIR) for the Plan area. This Plan area covers approximately 1,165 + acres of land in an area of the City that had been historically referred to as the "Northeast Quadrant." The Plan established basic parameters and limitations for development in the area. The Plan includes provisions and standards for land uses, provisions for needed public services and infrastructure, and an implementation plan.

In July 2003, the City approved an amendment to the Plan and the Vallejo General Plan, which established new General Plan Land Use Designations and Specific Plan land use classifications for the then vacant 109 acres of the Plan area. The primary purpose of these amendments was to broaden the permitted land uses for this area, allowing a mix of land uses including retail, commercial, lodging, independent/assisted living including congregate living and continuing care and community education uses.

### Belvedere Project

The original residential land uses in the Plan area required that the residential uses include assisted or supportive services for seniors. In June 2006, the City approved an amendment to the Plan allowing an additional land use under the Independent/Assisted living definition after application by Mandarich Developments for a 336-unit age qualified ownership condominium project called Belvedere. This amendment added a land "Independent Living" that allowed residential accommodations in the Belvedere project that do not feature any support services for seniors; however it contained provisions that at least 80% of the units must be occupied by one person at least 55 years of age or older. Accordingly, the Belvedere project was to be built consistent with this Plan amendment. Several of the buildings in the Belvedere project are now nearing completion. The completed project will contain 336 units in 14 buildings and a 9,400 square foot clubhouse on a 15-acre site.

### Current Request for Specific Plan Amendment

In response to the changing economic market, Belvedere Homes, LLC has applied for an amendment to the Plan to allow the Belvedere project to be occupied as standard multi-family housing as defined in Chapter 16.06 of the Zoning Ordinance. This would remove the age restriction in the current Plan, and add an additional permitted land use called "Multi-Family Housing" to the chart on page 25 of the Plan, with the footnote (1) Uses as defined with the Zoning Ordinance Chapter 16.06.

### Project Area

The proposed amendment involves the land use know as the "Northgate Mixed Use Land Use Area" as shown on the map on page 21 of the Plan.



## **ANALYSIS**

In order to permit the establishment of standard non-age restricted multi-family housing at the Belvedere project, the Plan would need to be amended to allow multi-family housing as defined in Chapter 16.06 of the Zoning Ordinance. Staff considered what impact such a change to the Plan would have and determined that additional traffic generation is the only possible impact that allowing standard multi-family housing instead of age-restricted housing would have on the Plan area. A report analyzing these potential traffic changes was prepared by Kimley-Horn and Associates, Inc. and submitted to the City for analysis. This report concluded that the non-age restricted project would be expected to generate only 19 more AM peak trips and 15 more PM trips during the AM and PM peak-hours than the approved age-restricted project.

This additional trip generation is believed to be well within acceptable trip generation for the site. A May 2003 traffic study based analysis of the Belvedere site on a "most likely" and "worst case" scenario, before approval on any project on the site. The "most likely" land uses included elderly attached housing, hotel, congregate care facility and a high turnover restaurant and would generate. The "worst case" scenario included uses such as a shopping center, electronic super store and also a high turnover restaurant. A non-age restricted condominium project would be expected to generate 538 fewer trips than the "most likely" buildout scenario, and would generate significantly less trips than the "worst case" buildout alternative. Based on this data, staff believes that the change of land use from 336 age-restricted condominiums to non-age restricted condominiums is within the scope of the May 2003 traffic study that was prepared for this site.

### Consistency with the General Plan

The General Plan designation is Northgate Mixed Use, which allows a variety of housing types; therefore the addition of a multi-family housing type is consistent with that designation. The text change only adds a type of housing allowed by the General Plan.

### Conclusion

Approval of this amendment would allow the Belvedere project to be available to a wider population than with the current restriction that requires one resident to be at least age 55.

## **ENVIRONMENTAL REVIEW**

The General Plan amendments and amendments to the Specific Plan approved by the City Council on July 29, 2003 resulted in a need to prepare a revised Initial Study and Mitigated Negative Declaration to analyze the impacts associated with a residential land use and many other land uses for this site. The Initial Study was prepared prior to the July 2003 Specific Plan adoption, as part of the approval process for the Specific Plan Amendment. The Negative Declaration adopted in July 2003 is considered adequate for review of this amendment and therefore there is no need to prepare an Initial Study or adopt a new

Negative Declaration. This project was reviewed pursuant to the requirements of the California Environmental Quality Act (CEQA) and has been determined to be exempt per Section 15162 (a) of Title 14 of the California Code of Regulations. This Text Amendment is covered by this Section which states that no subsequent Mitigated Negative Declaration needs to be adopted as: a) no substantial changes are proposed as a result of this change to the Specific Plan that would require major revisions to the Mitigated Negative Declaration that was adopted on July 29, 2003; and b) no substantial changes have occurred with respect to the circumstances of the housing project as a result of a change to the Specific Plan to allow the project to be occupied as a multi-family development instead of a senior project which would require major revisions to the Mitigated Negative Declaration that was adopted on July 29, 2003; and c) no new information of substantial importance is presented which was not known at the time that the Mitigated Negative was adopted. This application presented to the Planning Commission will only address the analysis and mitigation measures applicable to allowing the Belvedere project to be sold to the general population and not just seniors age 55 and over.

## **RECOMMENDATION**

Staff has determined that the proposed amendment is consistent with the City's General Plan, the Vallejo Municipal Code Zoning Ordinance and the intent of the Northgate Specific Plan, and all applicable ordinances, standards, guidelines, and policies. Therefore, staff recommends that the Planning Commission:

1. Recommend approval of the amendment to the Northgate Specific plan as presented in this staff report. (SPA 08-0004)
2. Recommend that the City Council Adopt an Ordinance adopting an amendment to the Northgate Specific Plan (SPA 08-0004).

## **APPEAL**

The applicant or any party adversely affected by a decision of the Planning Commission may within ten days after the rendition of the decision of the Planning Commission appeal in writing to the City Council by filing a written appeal with the City Clerk and Planning Division. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Planning Commission. If such date falls on a weekend or city holiday, then the deadline shall be extended until the regular business day.

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## ATTACHMENTS


### 1. Resolutions and Ordinances

- A. Planning Commission Resolution
- B. Ordinance to Amend the Northgate Specific Plan
  - Exhibit 1 – Changes to Page 25, Northgate Mixed Use Development Permitted Uses chart; Revisions to text in Section 3, Mixed Use Land Use Area, page 23.

### 2. Staff Report Exhibits

- A. Vicinity and 500' Radius Map

Prepared by:

  
\_\_\_\_\_  
Bill Tuikka, Associate Planner

Approved by:

  
\_\_\_\_\_  
Don Hazen, Planning Manager

**CITY OF VALLEJO PLANNING COMMISSION**

**RESOLUTION NO. PC 08-27**

**A RESOLUTION OF THE PLANNING COMMISSION  
TO AMEND SECTION 3, "MIXED USE LAND USE AREA" OF THE  
NORTHGATE SPECIFIC PLAN ADDING AN ADDITIONAL LAND USE  
"MULTI FAMILY RESIDENTIAL"  
SPA 08-0004**

\*\*\*\*\*

**I. GENERAL FINDINGS**

WHEREAS, Section 65450 et seq. of the California Government Code provides for preparation and adoption of Specific Plans for the systematic implementation of the General Plan; and

WHEREAS, the Northgate Specific Plan was prepared to guide the development and allowed uses within the Northgate area; and

WHEREAS, the Specific Plan also serves as the Master Plan for the Northgate Mixed Use Planned Development; and

WHEREAS, the Specific Plan was first adopted in October 1988 and amended in 1989, 1999, 2003 and 2006; and

WHEREAS, an application was submitted by Belvedere Homes, LLC on August 8, 2008, to amend the Northgate Specific plan for the purpose of adding an additional permitted land use "Multi Family Residential" to the permitted use chart on Page 25 of the Plan;

WHEREAS, the 336-unit Belvedere Homes project was approved in 2006 as age qualified "Independent Living" housing, requiring at least 80% of the units to be occupied by one person at least age 55 or older;

WHEREAS, Belvedere Homes, LLC has stated that current market conditions require that the units be able to be marketed to the general population, resulting in the request to add an the additional land use "Multi Family Residential" to the permitted land uses in the Mixed Use area of the Northgate Specific Plan area;

WHEREAS, upon review of the application received from Belvedere Homes, LLC, the Planning Division determined that an amendment to the Northgate Specific Plan would be necessary;

WHEREAS, the proposed amendment to the Specific Plan is referenced as Specific Plan Amendment 08-0004; and

WHEREAS, Section 3 of the Specific Plan shall be as amended by Specific Plan Amendment 08-0004; and

WHEREAS, when compared to Section 3 of the Specific Plan, the Specific Plan, as amended by Specific Plan Amendment 08-0004 includes changes to the policies regarding occupancy of residential units in the Northgate area; and

WHEREAS, the City has complied with the requirements of the Local Planning Law (Government Code section 65300 et seq.), the current State of California General Plan Guidelines, and the City's applicable ordinances and resolutions with respect to approval of the amendment to the Specific Plan, as amended by Specific Plan Amendment 08-0004; and

WHEREAS, pursuant to Government Code Section 65090, notice of the Planning Commission's hearing was published in at least one newspaper of general circulation within the City of Vallejo at least 21-calendar days before the Commission's public hearing; and

WHEREAS the City of Vallejo Planning Commission conducted a duly noticed public hearing to consider the proposed Specific Plan Amendment on October 6, 2008, at which testimony and evidence, both written and oral, were presented to and considered by the Planning Commission;

WHEREAS based on evidence received at the public hearing, the Planning Commission makes the following factual findings:

## **II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS.**

Section 1. The proposed Code Text Amendment was reviewed pursuant to the requirements of the California Environmental Quality Act (CEQA) and was determined that the Negative Declaration adopted in July 2003 is considered adequate for the review of this Amendment. The General Plan amendments and amendments to the Specific Plan approved by the City Council on July 29, 2003 resulted in a need to prepare a revised Initial Study and Mitigated Negative Declaration to analyze the impacts associated with a residential land use and many other land uses for this site. The Initial Study was prepared prior to the July 2003 Specific Plan adoption, as part of the approval process for the Specific Plan Amendment. As a result, the Negative Declaration adopted in July 2003 is considered adequate for review of this amendment and therefore there is no need to prepare an Initial Study or adopt a new Negative Declaration. This project was reviewed pursuant to the requirements of the California Environmental Quality Act (CEQA) and has been determined to be exempt from preparing a new Initial Study per Section 15162 (a) of Title 14 of the California Code of Regulations. This Text Amendment is covered by this Section which states that no subsequent Mitigated Negative Declaration needs to be adopted as: a) no substantial changes are proposed as a

result of this change to the Specific Plan that would require major revisions to the Mitigated Negative Declaration that was adopted on July 29, 2003; and b) no substantial changes have occurred with respect to the circumstances of the housing project as a result of a change to the Specific Plan to allow the project to be occupied as a multi-family development instead of a senior project which would require major revisions to the Mitigated Negative Declaration that was adopted on July 29, 2003; and c) no new information of substantial importance is presented which was not known at the time that the Mitigated Negative was adopted. This application presented to the Planning Commission will only address the analysis and mitigation measures applicable to allowing the Belvedere project to be sold to the general population and not just seniors age 55 and over.

Section 2. The Planning Commission finds that, based on the facts stated above, the proposed Specific Plan Amendment will not have a significant environmental effect.

Section 3. The planning commission hereby makes these findings based on the whole record, including the environmental findings contained in the "*Environmental Review*" section of the staff report and incorporated herein by this reference.

### **III. FINDINGS RELEVANT TO SPECIFIC PLAN AMENDMENT FINDINGS FOR PROJECT APPROVAL AND FOR DETERMINATION OF PROJECT CONSISTENCY WITH APPLICABLE GENERAL PLAN**

Section 1. Planning Commission finds, based on the facts contained in the staff report attached herein and incorporated herein by this reference, and given and the evidence presented at the public hearing that:

- A. The proposed Specific Plan Amendment is consistent with the intent, purpose and development standards of the Northgate Specific Plan.
- B. The proposed Specific Plan Amendment is consistent with the goals and policies of the Vallejo general plan.

### **IV. RESOLUTION RECOMMENDING AMENDMENT TO THE NORTHGATE SPECIFIC PLAN FOR SPECIFIC PLAN AMENDMENT 08-0004,**

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby APPROVES this resolution to amend the Northgate Specific Plan by adopting Specific Plan Amendment 08-0004 based on the findings contained in this resolution, with reference to the staff report attached including Exhibit 1, the proposed ordinance.

### **V. VOTE**

PASSED and recommended that City Council APPROVE this resolution and ADOPT the Ordinance at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 6<sup>th</sup> day of October, 2008, by the following vote to-wit:

AYES:  
NOES:  
ABSENT:

---

KENT PETERMAN, CHAIRPERSON  
City of Vallejo PLANNING COMMISSION

Attest:

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DON HAZEN  
PLANNING COMMISSION SECRETARY

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF VALLEJO ADOPTING  
SPECIFIC PLAN AMENDMENT NO. SPA 08-0004 and AMENDING  
THE NORTHGATE SPECIFIC PLAN**

THE COUNCIL OF THE CITY OF VALLEJO DOES ORDAIN AS FOLLOWS:

**SECTION 1. Findings and Determination.**

The City Council hereby finds and determines that:

- A. As required by Government Code Section 65358(a), the proposed Specific Plan Amendment No. SPA 08-0004 regarding the Amendment to the Northgate Specific Plan, as defined and described in City Council Resolution No. ( ) is in the public interest of the people of the City of Vallejo, and is in conformity with public convenience, the general welfare and good land use practice by allowing telecommunication facilities for the benefit of the greater Vallejo community, and
- B. The Amendment to the Northgate Specific Plan is consistent with the objectives, goals, policies and general land uses specified in the City's General Plan.

**SECTION 2. Adoption of the Amendment to the Northgate Specific Plan.**

Based on the findings herein and in the resolutions recited above, the City Council hereby adopts and incorporates Specific Plan Amendment No. SPA 08-0004, entitled "Amendment to the Northgate Specific Plan, dated Oct XX, 2008," as specified in Exhibit 2 attached hereto and incorporated herein by this reference.

**SECTION 3. Severability.**

This Ordinance and the various parts thereof are hereby declared to be severable. Should any section of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any portion thereof other than the section so declared to be unconstitutional or invalid.

**SECTION 4. Effective Date.**

The effective date of this Ordinance shall be thirty (30) days after the final passage.

FIRST READ at a regular meeting of the Council of the City of Vallejo held on the \_\_\_\_\_ of \_\_\_\_\_, and finally passed and adopted at a regular meeting of the Council held the \_\_\_\_ day of \_\_\_\_\_, by the following vote



**AMENDEMENT TO THE NORTHGATE SPECIFIC PLAN**

The Northgate Specific Plan is hereby Amended as follows:

Page 25- The Chart titled “Northgate Mixed Use Development”, Permitted Uses, shall be modified to add an additional column as below:

Land Use	Commercial	Neighborhood Shopping & Services	Mixed Use
Multi-Family Residential	-----	-----	P

The Text on page 23 shall be modified as shown in *italics*:

**SECTION 3. MIXED USE LAND USE AREA**

The intent of the Mixed Use category is to allow for the opportunity of a diversity of land uses which will create employment opportunities such as lodging and senior housing including Independent / Assisted Living uses, as well as provide a potential retail/commercial function. *The Mixed Use category also allows Multi-Family Residential housing.* The functional goal is to develop a unified and well designed project which integrates all uses.

The Mixed Use area is located within the Northgate Mixed Use Development on the east side of Ascot Parkway south of Columbus Parkway. Its central location and diversity of permitted uses will set the standard by which other developments within the Plan will measure themselves. The “Development Standards”, Appendix “A”, establish architectural and landscape guidelines for the design of the area.

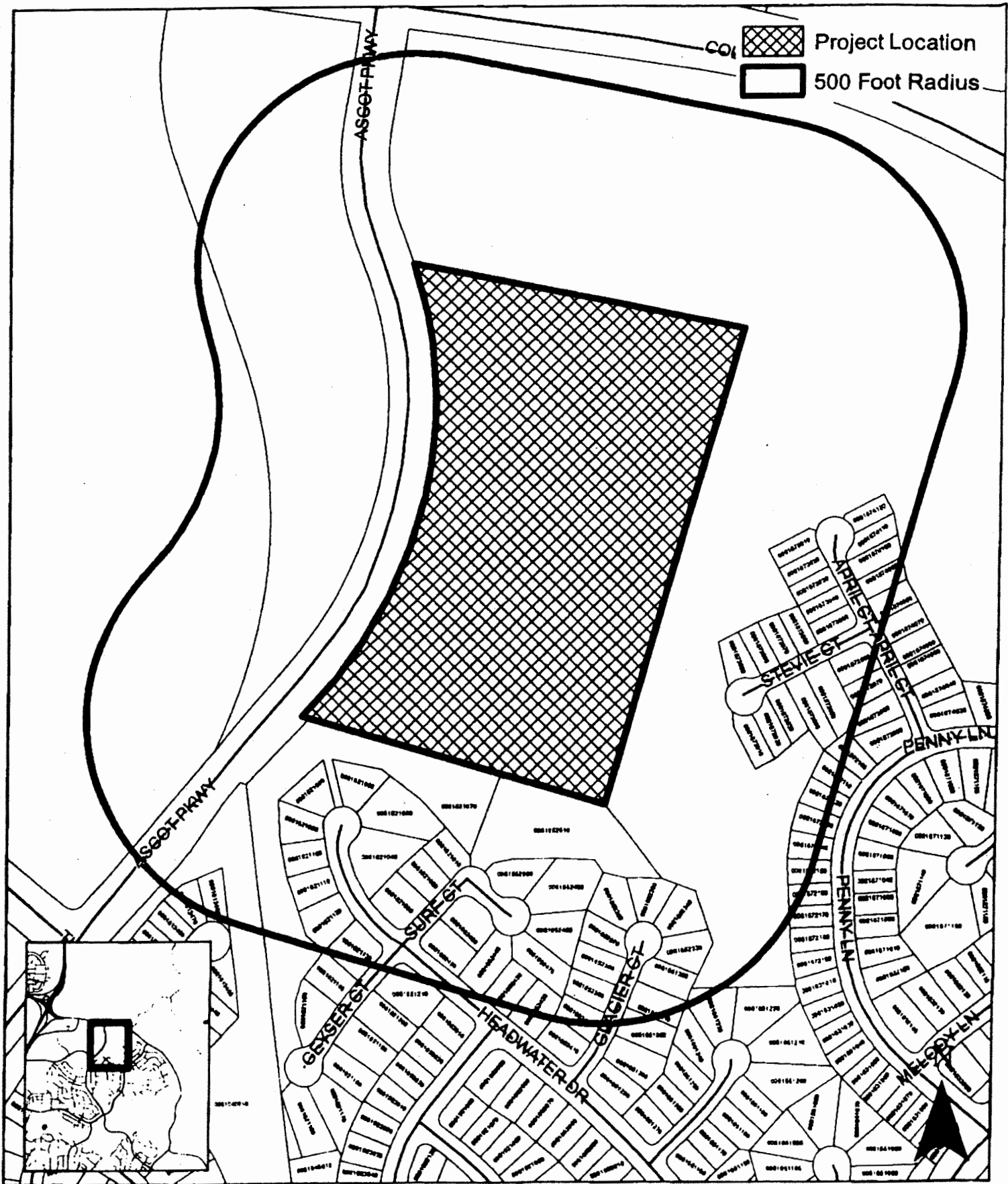
Housing types, such as Independent / Assisted Living shall be classified as Commercial uses for establishing all fees, special taxes and Mello Roos collected by the City.

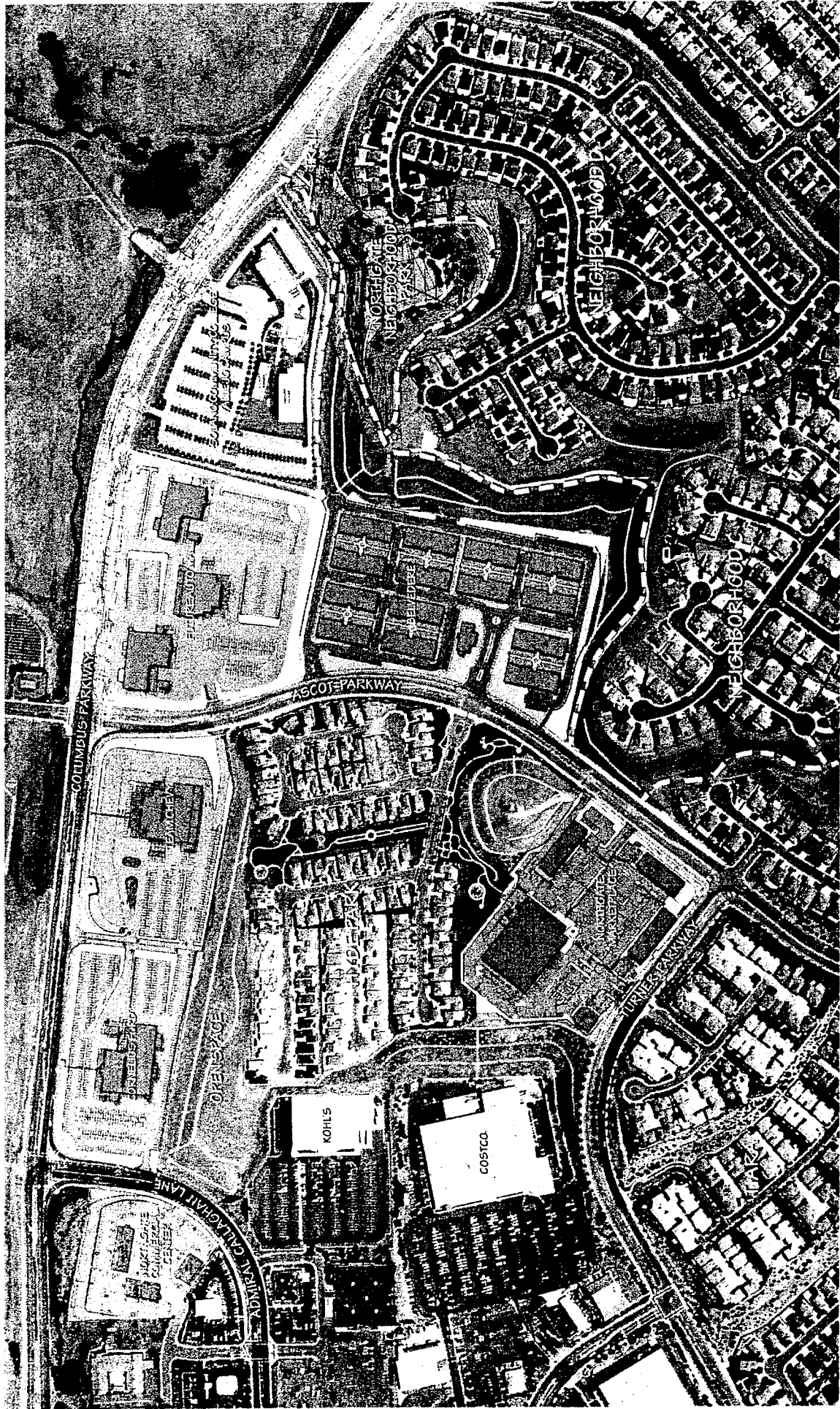
Within the Mixed Use Land Use area, the permitted uses of Independent / Assisted Living shall be exempt from having to provide or dedicate park land either internal to a proposed project or external to that project.

The uses that will be allowed in the Mixed Use area, with an approved Planned Development Unit Plan, are listed within the following table titled “Northgate Mixed Use Development Permitted Uses.”

# 500 Foot Radius Map

LOCATION MAP - CONFLICT OF INTEREST MAP





MANDARICH DEVELOPMENTS  
**Northgate Specific Plan Area**  
Vallejo, California

**RBF** CONSULTING  
NOT TO SCALE  
201 Arden Boulevard, Suite 250, Sacramento, CA 95842-2303 • 916-298-1111



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*All matters are approved under one motion unless requested to be removed for discussion by a commissioner or any member of the public.*

Commissioner Manning: I make a motion that we approve the agenda and the consent calendar. Motion was unanimously approved.

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K. PUBLIC HEARINGS

1. Specific Plan Amendment 08-0004 to allow Multi-Family Residential uses in the Northgate Specific Plan Area where the Belvedere Project is located. Proposed CEQA Action: Mitigated Negative Declaration adopted on July 29, 2003. No further review is required. Staff Planner: Bill Tuikka, 648-5391.

Staff recommends a recommendation of approval to the City Council.

Bill Tuikka: Good evening Commissioners. For those of you who are seeing me for the first time, I am an Associate Planner. I have been here for approximately six years. I do a good deal of AHLC historic planning. I do not have the opportunity to present before you as often as some of the other planners. This application involves an amendment to the Northgate Specific Plan. In response to the changing economic market, Belvedere Homes, LLC, has applied for an amendment to the Northgate Specific Plan to allow the Belvedere project to be occupied as standard multi-family housing as defined by the City's Municipal Code. For those of you who are new to the Commission, the Planning Commission approved the Belvedere project in June 2006 as an age-restricted senior independent living project, open to buyers 55 years of age and older. Currently the Specific Plan allows only group residential and Independent/Assisted living in the mixed-use land use area of the Plan. This amendment would remove the age 55 restriction and allow residential occupancy consistent with standard multi-family housing as defined in Chapter 16.06 of the Municipal Code.

In considering this change to the Northgate Plan, staff analyzed potential traffic changes resulting if the Belvedere project was changed to standard multi-family housing from age restricted housing. In May 2003, a traffic study was performed on the Belvedere site before any proposal was submitted to the City. The study considered several scenarios including a most likely use and worst case use scenario. The most likely included land uses such as age-restricted housing, a hotel or a restaurant. The worst case scenario included uses such as a shopping center, super store or a high turnover restaurant. The analysis concluded that a non-age-restricted condominium project would be expected to generate 538 fewer daily trips than the most likely buildout alternative that was analyzed, and significantly less than the worst case scenario. Based on these findings, the proposed change in land use that would allow the 336 Belvedere units to be non-age restricted is well within the scope of the 2003 traffic study, and as a result, no additional environmental review is required to be performed. Basically what that means is that the change over the approved is that there are 15 AM peak trips and 19 PM peak trips. That would be more for the standard housing than the senior housing.

In conclusion, staff has determined that the proposed amendment is consistent with the Vallejo General Plan, the zoning ordinance and the intent of the Northgate Specific Plan. Staff recommends that the Commission recommend approval of Specific Plan Amendment SPA 08-0004, and make a recommendation that the City Council adopt an Ordinance adopting the

amendment to the Northgate Specific Plan SPA 08-0004. I am available to answer any questions, and the applicant is also present this evening and would like to speak to you as well.

Chairperson Peterman: Thank you Bill.

Commissioner Chihak: Since the applicant is requesting that this be changed from an age restricted to a multi-family project, have any of the units been sold as age restricted?

Bill Tuikka: I believe that would be more of a question for the applicant and he should be able to answer that when he speaks to you.

Commissioner Manning: Was it a request of the development that this project be for 55 and older or was it part of the Specific Plan?

Bill Tuikka: I was not with the City when this Plan was originally proposed but I believe it was to encourage a senior project that would be an assisted living project. I believe the City wanted to encourage that kind of project in Northgate.

Chairperson Peterman: May I also say that this was not an assisted living project it was an independent living project.

Chairperson Peterman opened the Public Hearing.

Gary Mandarich: I am the developer of Belvedere. In the way of background Bill is correct that the City had a restriction that it would be a senior type housing project. At the time that we planned the project it was 2005. From 2005 to now the world has changed. We have now under construction 144 condominium units. For those of you who have not been out there, I have given you some pictures so that you can see the quality of what we have put out. We did open it for sales last year and we took 40 reservations. There was an excellent reception on the project. Then as things were changing rapidly a lot of people canceled. We even got down to where we were going to be moving people into the project. At that point in time I decided to cancel everybody. I talked to the buyers that were in contract and I said, "look with the economy going the way it is, and also my partner in Holland decided to stop investing in the United States, timeout until we have everything in order." That is just me. I am not going to sell anything knowing that the buyers would not have a safeguard, make sure we could build the clubhouse, and finish the units. From that time, which was this past spring, I got additional financing approved from my bank. We are proceeding with the clubhouse. We are actually going to start digging the clubhouse foundation tomorrow. What you will see over the next few months is the completion of the exterior of the buildings that do not have the exteriors done and the clubhouse will be built. Then we would like to start opening for sales next spring. The reason we are asking for the age restriction to be removed is that when we did have a lot of inquiries from people outside of Vallejo who wanted to have it as a second home in this area with the connection to Napa and the rest of the Bay Area. Also my bank is based out of San Francisco and they have branches in Shanghai, and throughout the world and they felt that the doors would be wider for people on an international scale to have a place here to come for a few months a year if it did not have the age restriction. Under the Federal Guidelines you cannot stay more than 30 days if you are under 55. That would shy away that group wanting to be there. The project itself is really going to be marketed as an age targeted unit. If you can see the elegance, it is not for children really. Someone could have a child there but I would say the

predominant buyer would be those that would be adults. I think there would still be a lot of individuals older than 55. If you look at the market conditions as we stand now the condominium projects that are actively selling like Walnut Creek and in Dublin, there are an awful lot of adults over 55 going into condominium projects because of the low maintenance. The character and quality of the project is not changing. This allows us to open the market a little more for second home ownership, for international buyers, and for professionals. We did have a certain group of people who were under 55 who showed interest in buying but since they were not 55 they could not buy. I will be happy to answer questions.

Chairperson Peterman closed the Public Hearing.

Commissioner Manning: I move that we recommend a recommendation of approval to the City Council and adopt Resolution PC 08-27 of the Planning Commission to amend Section 3, Mixed-Use Land Use Area.

AYES: Gourley, Chihak, Peterman, Reese-Brown, Manning, Turley.  
NOS: None.  
ABSENT: Harrington-Cole.

Motion Carries.

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2. Use Permit 07-0012 is an application to request to serve beer and wine at Danny's Kitchen located at the Quality Inn at 38 Admiral Callaghan Lane. Proposed CEQA Action: Exempt. Staff Planner: Marcus Adams, 648-5392.

Staff recommends a continuance to the meeting of November 3, 2008.

Commissioner Manning: I move that we continue the item to the Planning Commission meeting of November 3, 2008.

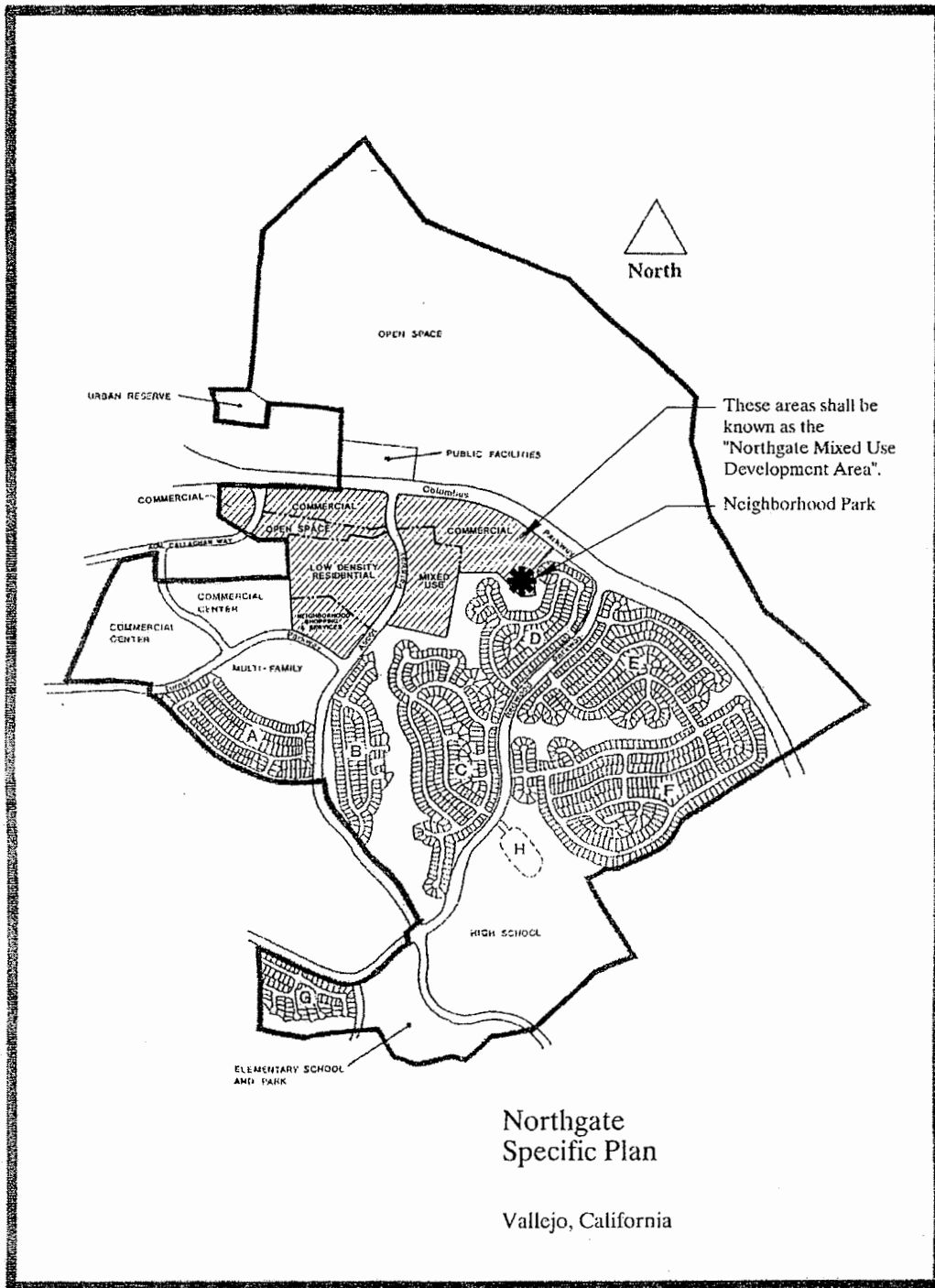
AYES: Goruley, Chihak, Peterman, Reese-Brown, Manning, Turley.  
NOS: None.  
ABSENT: Harrington-Cole.

Motion Carries.

Don Hazen: I want to make a comment on K2. The Commission had recently asked that we try to minimize the continuances. Just for the record I wanted to indicate that we had a request by the applicant to work closer with some of the abutting neighbors that were opposed to the alcohol request. This continuance is for a productive reason to allow them time to work things out with the neighbors. I just kind of wanted to mention that.

Chairperson Peterman: Thank you Mr. Hazen. I think that is a perfectly valid reason to continue the item.

3. Site Development 05-0068, Sign Permit 05-0059, Use Permit 08-0011, and Vesting Tentative Map 05-0014 are applications to redevelop the existing Solano 80 neighborhood shopping center located at Solano and 14<sup>th</sup> Street. The vesting tentative map is to re-subdivide the existing nine parcels into six parcels. The use permit would allow off-site sale of alcohol and two 24 hour drive-thru uses for a fast-food and a pharmacy. The project would be built in four phases. Proposed CEQA Action: Mitigated Negative Declaration. Staff Planner: Marcus Adams, 648-5392.

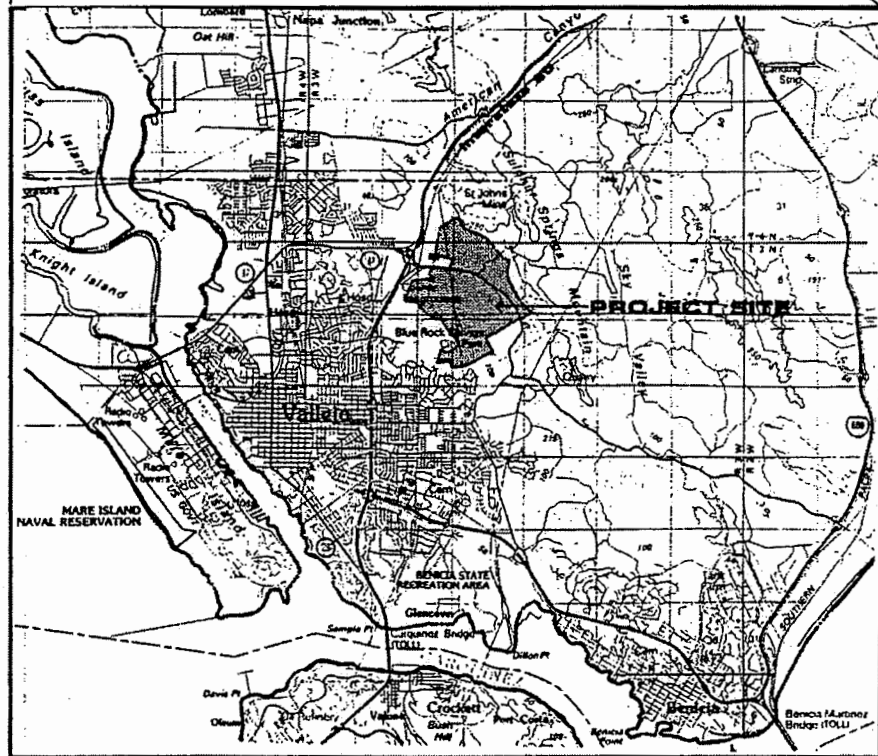


LAND USE MAP



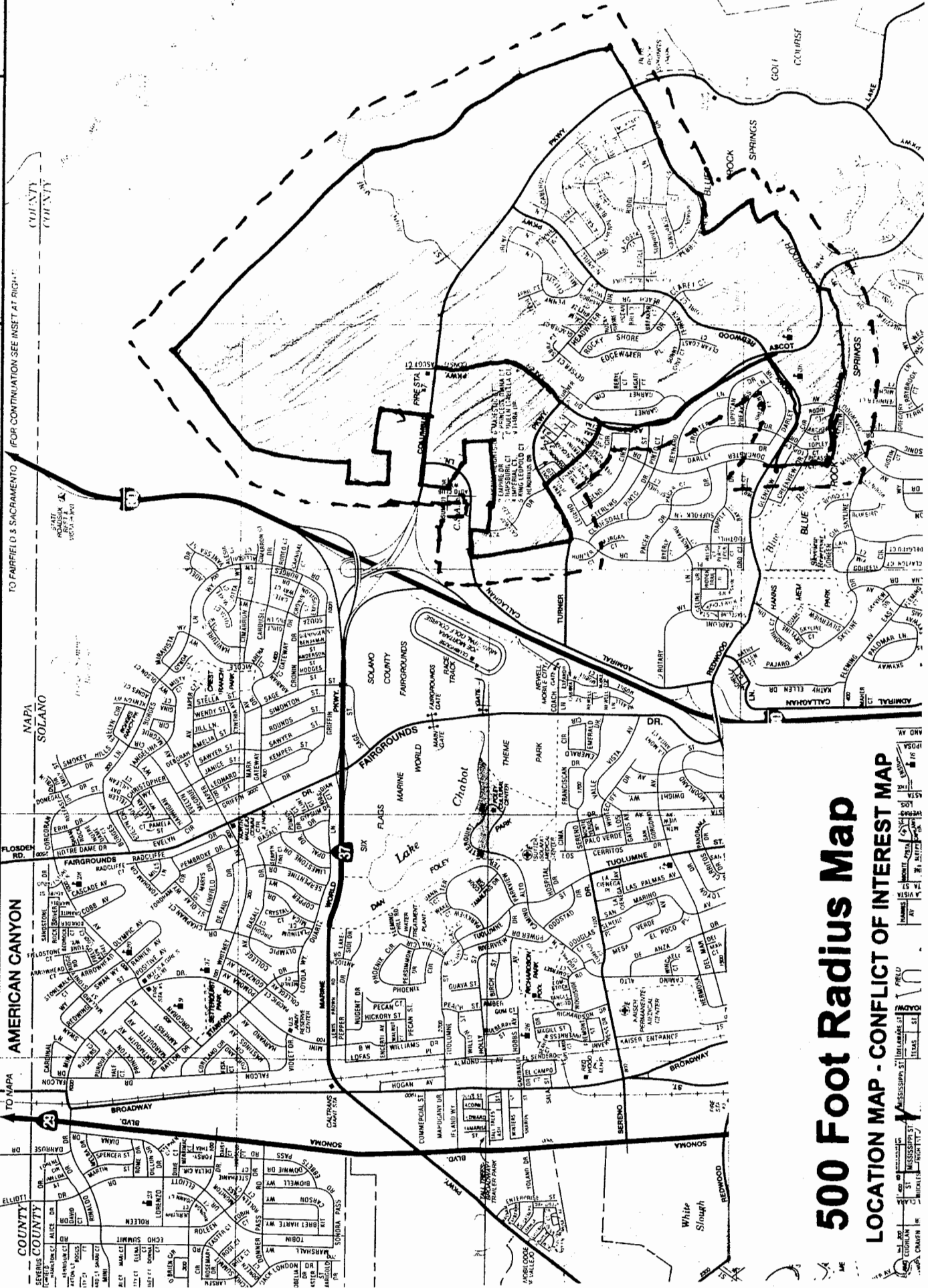


VICINITY MAP



NTINUATION OF STREETS SEE NAPA VALLEY COMMUNITIES MAP

3 4 5 6 7 8



# 500 Foot Radius Map

LOCATION MAP - CONFLICT OF INTEREST MAP



**CITY OF VALLEJO****Agenda Item No.****COUNCIL COMMUNICATION****Date:** October 28, 2008**TO:** Mayor and Members of the City Council**FROM:** Craig Whittom, Assistant City Manager/Community Development *CW*  
Melinda Nestlerode, Acting Housing and Community Development Manager *mn***SUBJECT:** FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND  
HOME INVESTMENT PARTNERSHIPS PROGRAM APPLICATION  
PROCESS FOR FISCAL YEAR (FY) 2009/2010**BACKGROUND AND DISCUSSION**

The Community Development Commission and staff recommend that the City Council begin the process of considering CDBG Program activities for Fiscal Year (FY) 2009/2010. Before receiving CDBG Program funding requests, the Commission and staff also recommend the City Council establish guidelines and priorities.

Staff also recommends that the City Council determine the process, and establish guidelines and priorities, for considering FY 2009/2010 HOME Program activities.

At its regular meeting on September 4, 2008, the Community Development Commission reviewed this item, and voted unanimously, 4-0-0, to recommend that the City Council adopt a CDBG Program application process and criteria for FY 2009/2010, as described in this report.

The amount of CDBG Program funds made available to the City of Vallejo has decreased each year for the last several years. In order to leverage the City's limited CDBG Program funds to their maximum potential, the Commission and staff recommend that the City Council consider funding activities that will address the highest priority needs in the Consolidated Plan.

In addition, in order to expend CDBG Program funds in a timely manner, (a key Federal requirement), it is important that projects and activities approved in prior years, but not yet completed, receive additional funding, if necessary.

CDBG Program funds may be used for such projects as affordable housing, housing and neighborhood preservation or revitalization, public improvements in Target Area neighborhoods, curb ramps City-wide, social services, and economic development; and for program administration.

Eligible HOME Program funding categories are: (1) Program Administration, for staff oversight and coordination of projects; (2) rehabilitation of existing housing and homeownership assistance; (3) an allocation of fifteen percent of the HOME Program

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funding allocation received by the City from HUD for local non-profits that are certified as community housing development organizations, or CHDO's, (a HUD requirement), for the development of affordable housing. HUD also allows an additional five percent of the City's HOME Program grant funds to be allocated for CHDO administrative costs; and (4) new construction or substantial rehabilitation of ownership or rental housing.

#### Availability of CDBG Program Funding

For FY 2008/2009, the current fiscal year, the City allocated \$1,361,557 in CDBG Program funds. This amount consists of \$1,167,557 in entitlement (grant) funds received directly from the U. S. Department of Housing and Urban Development (HUD), and \$200,000 in revenue (program income) that the City anticipates it will receive in FY 2008/2009. Program income is typically received through homeowner and rehabilitation loan principal and interest payments.

Staff estimates that the City will receive the same amount of CDBG Program funds (entitlement and revenue) in FY 2009/2010, or slightly less.

In addition, by or before December 1, 2008, the City expects to apply for and receive a supplemental allocation of \$2,657,861 in FY 2008/2009 CDBG Program funds under HUD's new Neighborhood Stabilization Program. These funds may be used to acquire and redevelop foreclosed residential properties to house individuals and families at up to 120 percent of the area median income.

#### Availability of HOME Program Funding

In FY 2008/2009, the City allocated \$815,875 in HOME Program funds; \$200,000 of this amount is estimated program income. HOME Program funds provided by HUD to the City have remained stable for the last few years; staff estimates the City will receive approximately the same amount in FY 2009/2010.

#### High Priority Needs

The Consolidated Plan is a five-year planning document required by HUD, in order for the City to receive Federal housing and community development funds. The City's current Plan was approved by the City Council in April, 2005. The Plan includes the period beginning July 1, 2005 and ending June 30, 2010. During FY 2009/2010, staff will prepare the next Consolidated Plan, which will encompass either a five-year or three-year planning period, and begin July 1, 2010.

The existing Consolidated Plan has established the following groups as the most in need of assistance, i. e., "priority number one": very low-income renters, very low-

and low-income existing homeowners, homeless persons, and non-homeless persons with special needs.

The Plan has established very low- and low-income first time homebuyers as the second highest priority group.

The Consolidated Plan documents, in detail, housing and community development needs. The Plan includes characteristics of the housing market and the existing housing stock; an assessment of affordable housing needs; and the resources available to address those needs.

The Needs Assessment and Analysis section of the Plan includes several findings, some of which are referenced below. The sources of these findings are primarily from special tabulations of U. S. Census data provided by HUD, and from the Housing Element of the City's General Plan.

Development of Rental or Ownership Housing, and Supportive Housing for Persons with Special Needs - According to the Plan, there are over 5,400 very low-income households in the City experiencing a housing problem, (in the majority of cases, one of affordability). The Consolidated Plan also states special needs populations in need of supportive housing and supportive services are persons with HIV/AIDS, severe mental illness, or substance abuse addictions.

Given the magnitude of this problem, and in order to align more closely the allocation of the City's resources with its highest priority needs, in the last funding cycle, the City Council allocated FY 2008/2009 CDBG and HOME Program funds to the development of affordable rental or ownership housing. During FY 2007/2008, staff worked with Eden Housing, Inc., the City's preferred developer, to assess the feasibility of the acquisition and rehabilitation of existing housing in Vallejo for an affordable rental or ownership project. A viable project was not identified.

Homeownership and Rehabilitation of Housing – The Consolidated Plan states that the need for homeownership by very low- and low-income renters in the community appears to be high. The Plan also states there are an estimated 1,939 housing units in Vallejo in need of substantial rehabilitation. In response to these needs, for many years the City has allocated CDBG and HOME Program funds to first time homebuyer loan and rehabilitation loan programs.

These programs have been primarily provided through grant allocations to Vallejo Neighborhood Housing Services, Inc. (VNHS). VNHS has also received, almost every year, CDBG Program funds to provide classes in homebuyer education, and exterior house paint grants, to very low- and low-income residents.

Given limited CDBG Program funds, including the likelihood that additional CDBG Program funds may be needed to complete non-housing projects approved in prior years, the Commission and staff recommend that the City Council request proposals to use CDBG Program funds for homebuyer education, and paint grants for homeowners, in FY 2009/2010, but not for homebuyer or housing rehabilitation loans.

As noted earlier, HOME Program funds are anticipated to be available in FY 2009/2010. Staff recommends that the City Council consider allocating a portion of its HOME Program funds to provide homebuyer and rehabilitation loans.

CDBG Program Public Improvements - The Consolidated Plan has found that there is a need for curb ramps throughout Vallejo, and for basic public and facility improvements (curbs, gutters, and sidewalks) in CDBG target area neighborhoods. In addition, in Resolution No. 96-177 N. C., (shown at Attachment "B"), the City Council has established the installation of curb ramps as a high priority. Since 1991, the City has allocated \$1,703,384 in CDBG Program funds for curb ramps, for an average annual allocation of approximately \$100,000. (For a list of curb ramp funding allocations by Fiscal Year, refer to Attachment "C").

A total of 1,245 curb ramps have been installed. Curb ramps are still needed in many locations. Staff recommends that the City Council consider allocating CDBG Program funds for curb ramps in FY 2009/2010.

The City Public Works Department has indicated that there remain numerous locations in target area neighborhoods with missing or deteriorated curbs, gutters, and sidewalks.

#### Targeting of CDBG Program Funds for Neighborhood Preservation

In 2007, the City Council allocated CDBG Program funds for the preservation and revitalization of the City Park neighborhood, (inclusive of the Park) in the Central City Target Area in FY 2007/2008, and the Country Club Crest Target Area neighborhood in FY 2008/2009. Activities that are planned and in some cases, have been completed include code enforcement, public improvements, and recreational programs.

However, the majority of the approved activities in these two Target Areas are still in the planning stage, and will be implemented in FY 2008/2009 and FY 2009/2010. In addition, staff believes that these projects and activities may need additional CDBG Program funding in order to be completed.

The Commission and staff recommend that the City Council, with the exception of the installation of curb ramps, not consider the allocation of CDBG Program funds for new public improvement projects before FY 2010/2011, or until previously approved

projects have been substantially completed. These projects include Benson Avenue, and the City Park and Country Club Crest Neighborhood Preservation Projects.

CDBG Program Social Services - According to HUD guidelines, the City may allocate no more than fifteen percent of its total annual CDBG Program grant, and fifteen percent of the amount of the revenue received in the prior fiscal year, to social service activities. This year, (FY 2008/2009), the City allocated \$204,244 to eight social service agencies.

Staff estimates there will be approximately \$200,000 available to allocate to social service programs in FY 2009/2010. As in past years, the Commission and staff recommend that the minimum funding allocation to each social service activity be \$20,000, and that there be no maximum.

CDBG and HOME Program Administration - HUD regulations allow the City to allocate no more than twenty percent of its annual CDBG Program funds, and ten percent of its annual HOME Program funds, consisting of entitlement, and revenue received in the same year, to program administration. These funds are used for general management, oversight, and coordination of the CDBG and HOME Programs by staff, and for public information purposes.

Staff anticipates the City will need to expend the full amount allowed in this category in FY 2009/2010 to administer these programs. This year, (FY 2008/2009), \$272,255 was allocated to CDBG Program Administration, and \$81,587 to administer the HOME Program.

CDBG Program Economic Development – CDBG funds may be used for economic development activities, that is, job creation or retention for low and moderate income persons. Primarily due to limited funding, and other compelling housing and community development needs, economic development has not been adopted as a priority in the current Consolidated Plan. Therefore, the Commission and staff do not recommend that the City request economic development proposals.

#### Proposed Application Process

The Commission and staff recommend that the City use a comprehensive application process similar to a Request for Proposals, to receive applications for housing and social service projects and activities. This process has been successfully deployed in past funding cycles. The process would promote proposals from agencies with programs that address the top priority needs in the Consolidated Plan. The review process would discourage proposals that fail to meet the top priorities and established criteria, as discussed below.

Staff and the Commission propose the following criteria be used in screening and evaluating applications:

1. The agency must address the needs of a high priority group: low-income renters, low-income homeowners, homeless persons, and persons with special needs.

**Social Service Agencies:** A social service agency would need to address one of the following: (1) homeless single men in need of emergency shelter, (2) homeless individuals in need of transitional or permanent housing, (3) homeless families with children in need of permanent housing, (4) supportive housing for persons with HIV/AIDS, (5) supportive housing for the severely mentally ill, (6) programs for persons with substance abuse addictions, (7) programs meeting the basic needs of the elderly and disabled, or (8) victims of domestic violence.

**Housing Agencies:** A housing agency would need to address the housing needs of low-income renters or homeowners; or provide transitional or permanent housing for the homeless, or a special needs population.

2. All agencies submitting applications must document that they are chartered as a non-profit, (501)(c)(3) organization, and are fiscally sound. Agencies must also demonstrate that they have written fiscal and personnel policies and procedures.

3. According to HUD guidelines, the City must expend CDBG Program funds, and commit HOME Program funds, promptly. Staff and the Commission recommend the City consider funding activities and services that have the best chance to be delivered in a timely manner.

#### Number of Years of Funding Cycle Proposed

For several years, the Commission and City Council have adopted multi-year application processes, most recently a two-year cycle, (for FYs 2007/2008 and 2008/2009). However, the Commission and staff recommend a one-year funding application in the next process, i. e., limited to FY 2009/2010. A one-year funding cycle will coincide with the final year of the current Consolidated Plan.

#### Proposed Availability of Applications and Application Deadline

Staff proposes to prepare an application for social service and housing organizations to complete, and to make it available on **Thursday, November 6, 2008**. Staff proposes the deadline for organizations to return completed applications be **Thursday, December 11, 2008**, not later than **3:00 p m. (PST)**.



In fairness to those entities that participate in the process from the beginning, and in order to ensure an orderly process, the Commission and staff recommend that the City Council not consider any application that is submitted after the deadline.

#### Fiscal Impact

The City Council's action will determine guidelines and priorities for the allocation of CDBG and HOME Program funds to projects and activities in FY 2009/2010. The Community Development Commission and staff make recommendations to the City Council on the annual allocation of CDBG Program funds for projects and activities. Staff makes recommendations to the City Council on HOME Program funding allocations.

#### RECOMMENDATION

Adopt the enclosed resolution establishing a CDBG and HOME Program funding application process.

#### ALTERNATIVES CONSIDERED

For several years, the City has established guidelines and priorities for selecting CDBG and HOME Program activities. This has ensured that these funds were used effectively and strategically. Therefore, no other alternatives were considered.

#### ENVIRONMENTAL REVIEW

There is no environmental impact associated with this action.

#### PROPOSED ACTION

Adopt a CDBG and HOME Program application process for FY 2009/2010.

#### DOCUMENTS AVAILABLE FOR REVIEW

Attachment "A" – Resolution

Attachment "B" – Resolution No. 96-177 N. C.

Attachment "C" – Curb Ramp Program Construction Funding Allocations

#### PREPARED BY/CONTACT:

Craig Whittom, Assistant City Manager/Community Development, (707) 648-4579, or [cwhittom@ci.vallejo.ca.us](mailto:cwhittom@ci.vallejo.ca.us).

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Melinda Nestlerode, Acting Housing and Community Development Manager, (707) 648-4408, or [mnestlerode@ci.vallejo.ca.us](mailto:mnestlerode@ci.vallejo.ca.us).

Guy L. Ricca, Senior Community Development Analyst, (707) 648-4395, or [gricca@ci.vallejo.ca.us](mailto:gricca@ci.vallejo.ca.us).

RESOLUTION NO. \_\_\_\_\_ N. C.

BE IT RESOLVED by the Council of the City of Vallejo that it hereby approves the Federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program application process for the City of Vallejo for Fiscal Year 2009/2010, as described in the attached staff report dated October 28, 2008.

RESOLUTION NO. 96-177 N.C.

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

THAT WHEREAS, the Community Development Commission conducted public hearings on December 7, 1995 and March 7, 1996 to receive input on how to expend Community Development Block Grant (CDBG) funds in Fiscal Years 1996/97 and 1997/98; and

WHEREAS, the Commission received input and comments from neighborhood organizations, concerned citizens, social services, and public agencies; and

WHEREAS, the Commission conducted study sessions on March 14, 1996 and March 21, 1996 to discuss the input they received; and

WHEREAS, the Commission on April 4, 1996 adopted recommendations on how to expend CDBG funds in Fiscal Years 1996/97 and 1997/98; and

WHEREAS, the Council considered the "CDF Requirements for Social Service Agencies"; and

WHEREAS, the "CDBG Requirements" did not list services for senior citizens as high priorities, and

WHEREAS, the Council believes services to the elderly are also high priorities and the Council desires to provide funding to services for the elderly; and

WHEREAS, the Council desires to accelerate the rate of spending of CDBG activities and meet the Department of Housing and Urban Development's standard regarding the timely expenditure of CDBG funds; now therefore

BE IT RESOLVED that the Council approves the activities and amounts as indicated in Exhibit A; and

BE IT FURTHER RESOLVED that the Council considers services for senior citizens to be a high priority; and

BE IT FURTHER RESOLVED that CDBG subrecipients shall deliver their services and/or complete their CDBG activities in a timely manner; and

BE IT FURTHER RESOLVED that subrecipients that fail to meet the timeliness standards established by the Council, or that fail to adhere to the conditions of the CDBG Agreement, shall have their CDBG Agreements terminated and the balance of their funds placed into the Contingency Fund; and

BE IT FURTHER RESOLVED that CDBG Funds may be used to pay for the salaries and benefits of Public Works Department employees who engineer, design, or inspect CDBG-funded projects under the following conditions: (1) the amounts do not exceed the amounts budgeted in Exhibit "A" or 30% of the project cost; and (2) the Public Works Department adheres to the schedule in Exhibit "F"; and

RESOLUTION NO. 96-177 N.C.  
Page 2

BE IT FURTHER RESOLVED that the City Manager, or his designee, may prepare and submit an application, and all related documents, and any amendments or corrections to such applications or documents, to the U.S. Department of Housing and Urban Development; and

BE IT FURTHER RESOLVED that the City Manager, or his designee, is hereby authorized to execute, and the City Clerk to attest to, agreements with the subrecipients listed in Exhibit "A"; and

BE IT FURTHER RESOLVED that should the City receive CDBG funds in an amount different than as shown in Exhibit "A", all projects / activities shall have their amounts adjusted accordingly by the appropriate percentage.

BE IT FURTHER RESOLVED that the City intends to provide a user friendly loan to Your Black Muslim Bakery; and

BE IT FURTHER RESOLVED, Your Black Muslim Bakery shall submit a business plan for the proposed bakery at Fairgrounds Plaza; and

BE IT FURTHER RESOLVED that loan repayments from Your Black Muslim Bakery will be made available for business in the North Vallejo area; and

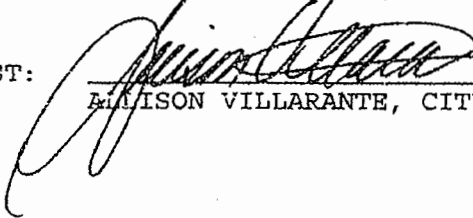
BE IT FURTHER RESOLVED that the Council requests that the Hispanic Chamber coordinate a micro loan program with other Chambers and interested parties; and

BE IT FURTHER RESOLVED that the installation of handicapped ramps/curb cuts shall be a high priority until all needed ramps are installed.

ADOPTED by the Council of the City of Vallejo at a regular meeting held on April 30, 1996, by the following vote:

AYES: Mayor Exline, Councilmembers Donahue, Hicks, Martin, Patchell, Stafford and Villanueva  
NOES: None  
ABSENT: None  
ABSTAINED: Councilmember Villanueva on FASS funding  
Vice Mayor Patchell on Salvation Army funding

  
\_\_\_\_\_  
GLORIA EXLINE, MAYOR

ATTEST:   
\_\_\_\_\_  
EDILSON VILLARANTE, CITY CLERK

## EXHIBIT A

1996-97 AND 1997-98  
CDBG BUDGETS  
APPROVED APRIL 30, 96

ACTIVITY	96-97 CDBG	ACTIVITY	97-98 CDBG
<b>PROGRAM ADMINISTRATION</b>	315,000	<b>PROGRAM ADMINISTRATION</b>	315,000
<b>SOCIAL SERVICES</b>		<b>SOCIAL SERVICES</b>	
GIRLS AND BOYS CLUB		GIRLS AND BOYS CLUB	
COMPUTER LITERACY	7,500	COMPUTER LITERACY	7,500
YR-ROUND PROGRAM	17,500	YR-ROUND PROGRAM	17,500
YOUTH FAMILY SERVICES	15,000	YOUTH FAMILY SERVICES	15,000
WOMEN'S CRISIS CENTER	9,139	WOMEN'S CRISIS CENTER	9,139
CONTINENTALS OF OMEGA	16,640	CONTINENTALS OF OMEGA	16,640
FOOD BANK	13,000	FOOD BANK	13,000
CCCIA	17,500	CCCIA	17,500
FILIPINO AMER. SOCIAL SERV.	17,500	GVRD-LATE NIGHT REC.	17,500
SNAA		SNAA	
ESCORT	17,500	ESCORT	17,500
HOMEBOUND	17,500	HOMEBOUND	17,500
OMBUDSMAN	10,000	OMBUDSMAN	10,000
SALVATION ARMY	10,000	SALVATION ARMY	10,000
FELAD	17,471	FELAD	17,471
HOUSE OF ACTS	7,500	HOUSE OF ACTS	7,500
STAFF / SOCIAL SERVICE PRG	43,000	STAFF / SOCIAL SERVICE PRG	43,000
SUBTOTAL SOCIAL SERVICES	236,750	SUBTOTAL SOCIAL SERVICES	236,750
<b>HOUSING</b>		<b>HOUSING</b>	
VNHS		WOMEN'S CRISIS BUILDING	50,000
REHAB LOANS	49,000		
PAINT PROGRAM	29,250		
CITY REHAB PROGRAM			
STAFF	10,000		
HOUSING SUBTOTAL	88,250	HOUSING SUBTOTAL	50,000
<b>PUBLIC IMPRMTS / FACILITIES</b>		<b>PUBLIC IMPRMTS / FACILITIES</b>	
PORTER ST	100,000	SPRINGS RD	50,000
HOUSE OF ACTS BUILDING	10,000	BUTTE ST. STAIRS	145,000
CITY PARK LIGHTING	25,000	CITY PARK RENOVATION	59,000
HC RAMPS	85,000	HC RAMPS	200,000
GIRL / BOY'S BUILDING- SOUTH	100,000		
PROPERTY MAINT. GRANTS	12,500	PROPERTY MAINT. GRANTS	12,500
SIDEWALK REPAIRS	50,000	SIDEWALK REPAIRS	50,000
MCLANE ST (NEAR GRANT ST)	70,000		
WASH. PARK HEAD START	80,000		
ENG. DESIGN	120,000	ENG. DESIGN	120,000
CD STAFF	41,000	CD STAFF	67,000
CONTINGENCY	97,000	CONTINGENCY	191,750
SUBTOTAL PUBLIC IMPRVMTS	790,500	SUBTOTAL PUBLIC IMPRVMTS	895,250
<b>ECONOMIC DEVELOPMENT</b>		<b>ECONOMIC DEVELOPMENT</b>	
YOUR BLACK MUSLIM BAKERY	144,500	HISPANIC CHAMBER	80,000
<b>GRAND TOTAL</b>	<b>1,575,000</b>	<b>GRAND TOTAL</b>	<b>1,577,000</b>

ATTACHMENT "C"  
 CITY OF VALLEJO  
 CURB RAMP PROGRAM CONSTRUCTION FUNDING ALLOCATIONS

<u>Fiscal Year</u>	<u>Amount</u>	
	<i>CDBG</i>	<i>Redevelopment Agency [1]</i>
1991/92	80,000	
1992/93		
1993/94		
1994/95		
1995/96		
1996/97	85,000	
1997/98	200,000	
1998/99	360,000	
1999/00	116,769	
2000/01		
2001/02		
2002/03	312,000	
2003/04	244,945	
2004/05		
2005/06	150,000	
2006/07		
2007/08		
2008/09 [2]	154,670	123,330
<b>Total</b>	<b>1,703,384</b>	<b>123,330</b>
[1] Proposed.		
[2] Country Club Crest only.		
Avg. alloc. per FY:		
101,484		



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**Agenda Item No.**

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**COUNCIL COMMUNICATION**

Date: October 28, 2008

TO: Honorable Mayor and Members of the City Council

FROM: Joseph M. Tanner, City Manager  
Robert V. Stout, Finance Director**SUBJECT: GENERAL FUND BUDGET UPDATE AND  
CONSIDERATION OF A RESOLUTION OF INTENTION TO  
AMEND THE 2008-09 BUDGET.****BACKGROUND & DISCUSSION****Overview**

This report provides the first updated look at the General Fund's fiscal condition since City Council adopted its FY 2008-09 Budget last June. It is intended to inform City Council and the City's many stakeholders/interested parties that are tracking the City's fragile fiscal condition and bankruptcy status. Ongoing fiscal monitoring and reporting were included as objectives adopted in the City's Council's 2008 Areas of Focus on October 21, 2008. This report also proposes modifications to the FY 2008-09 budget.

Vallejo joins other municipalities, states, and Federal agencies which are reacting to rapidly deteriorating economic conditions. The Federal government's deficit grows by billions daily. Many sources think California's current year deficit is between \$3.0 and \$5.0 billion. San Diego, Los Angeles, San Francisco, Oakland and Sacramento are all experiencing large revenue losses and are working to make the reductions necessary to bring their budgets back into balance. For Vallejo, our property values and retail sales declines driven in large part by the recent national credit crisis find the City with a significant drop in General Fund resources from which to pay for essential services. Despite years of budget cut-backs, the elimination of over 23% of the General Fund workforce since FY 2003-04, and finally the protection of the bankruptcy court, we now must propose even further service reductions to rebalance operations with available revenues.

The outlook for the 2009-10 Fiscal Year remains challenging and uncertain. The 2008-09 budget adjustments presented below include sizable one-time items that do not resolve the City's ongoing structural fiscal deficit. Existing tax revenues are not expected to recover in the next year, and many expect them to decline even further. Staff continues to seek agreement on labor cost reductions with the City's employee organizations, either through out-of-court negotiated modifications to labor agreements or through a court-approved plan of adjustment. Staff will also begin assessment of





which revenue measures the voters might support in a November, 2009 ballot initiative. Unless both efforts are successful, the City may face even more severe service reductions.

Tonight's action is the first step of the charter-required two-step budget amendment process. The City Council will consider a resolution of intention to amend the budget, without action on specific items. The final action is scheduled for City Council consideration on November 6.

The discussion below is presented in the following sections:

- I. 2007-08 General Fund Results
- II. 2008-09 Economic Environment and Revenue Update
- III. 2008-09 Program Operating Cost Update
- IV. 2008-09 Budget Reduction Proposal
- V. Ending Fund Balance, Risk Assessment, and Future Outlook
- VI. Non-General Fund Program Update

#### **I. FY 2007-08 General Fund Results**

On March 11, 2008, City Council adopted a Fiscal Emergency Plan and revised FY 2007-08 budget that relied upon one-time inter-fund transfers and short-term Public Safety salary concessions to achieve an operating budget projection that would draw the General Fund's remaining available balance to zero at June 30, 2008. Updated revenue and expenditure estimates were presented to City Council in May and again in June in connection with the proposed FY 2008-09 budget, with the same "net zero" ending reserve projection.

Preliminary (unaudited) FY 2007-08 results for both revenues and expenditures were slightly favorable to this projection. Summary results are presented in the Fund Balance Projection at **Attachment C**. Revenues of \$83.629 million exceeded the June 6<sup>th</sup> projection by approximately \$400,000, or one half of one percent. While sales taxes fell \$360,000 below projection, utilities user taxes and the newly implemented Six Flags/Discovery Kingdom Park Operations Fee exceeded projection by \$414,000 and \$264,000, respectively. Transfers in from other funds also exceeded projection by \$188,000. \$300,000 of the sales tax loss was due to a one-time correction in the allocation from the County-wide tax pool that fortunately is not a permanent erosion in the sales tax base. Detail line item revenues are presented at **Attachment D**.

Expenditures of \$87.344 million, along with reserve transactions, were also \$400,000 favorable to projection. Labor cost overruns were offset by savings in services and supplies as departments shut down disbursements wherever possible to preserve cash flow. Results by individual departments are presented at **Attachment F**.



The General Fund balance sheet as of June 30, 2008 is presented at **Attachment B**. Total fund balance of \$3.5 million, after exclusion of \$2.7 in restricted reserves, leaves \$797,000 in available undesignated surplus, or 1% of annual expenditures. On a cash basis, the ending cash deficit of \$451,000 was financed through a short-term inter-fund loan from the Risk Management Fund.

## **II. FY 2008-09 Economic Environment and Revenue Update**

Vallejo's General Fund revenues have slowed along with the local housing market over the past two years as revenues related to new housing development and housing sales have declined in the transfer tax, excise tax, and permit fee areas. In FY 2008-09, economic concerns have moved on to the State level with the State's massive structural budget deficit and its own "band-aid" budget passed after months of delay and alarming lack of political will and focus. Even shortly after its passage, further State revenue declines have turned the State ink red with new multi-billion dollar projected operating deficits and cash flow deficits that rely upon market financing in a nervous and evaporating bond market.

California is not alone in this economic downturn. Unprecedented swings in the national and international financial markets have generated a global chill in the essential credit and cash flow avenues that have kept our domestic economic engine moving. Michael Pagano, dean of the College of Urban Planning and Public Affairs at the University of Illinois, reports in Governing that "this is the first time for at least two decades that all three major general tax sources – property, income and sales - have declined at the same time." The national economy has suddenly stalled, creating consumer credit difficulties as well as caution in basic housing, automobile, and consumer retail purchases. USA Today reported this week that two auto dealerships closed nationally each day in September. And that brings us back to Vallejo, as our local community suffers retail closures, including an auto dealership and several national/regional chain stores. Vallejo's tax revenues are suffering, and would be even without bankruptcy. The difficulty for Vallejo is that it has already drawn down its reserves and doesn't have the cushion to withstand the revenue losses from this economic cycle.

Updated FY 2008-09 revenue projections are detailed at **Attachment D**. The following are highlights and notes on the major revenue sources.

- **Property Taxes** are down \$1.1 million from the original FY 2008-09 budget. Projections have been provided by the County of Solano based upon actual property assessments. FY 2008-09 tax revenues are based upon property values as of January 1, 2008. The County Assessor has initiated across-the-board valuation reductions in targeted neighborhoods within the County. We understand that these adjustments were typically rolled-back two years in value, which may be less than a four-year roll-back implemented in some other counties. This may indicate that Vallejo's property values could see further erosion in the next tax year, or upon



resale. The projected net 2008-09 decline in secured property tax in the General Fund is 5%, while the composite rate including unsecured, supplemental, unitary, and other property tax categories is a decline of 7%. The projected 2008-09 property tax revenues of \$18.0 million represent approximately one quarter of General Fund revenues.

- **Sales Taxes** are down \$1.1 million from the original FY 2008-09 budget. Projections, by quarter, are detailed at **Attachment E**. The fourth quarter of FY 2007-08, ending in June 2008, saw an alarming drop in revenue of 19% from the same quarter in the prior year. Excluding a one-time \$300,000 County pool correction, the base still realized a 10% reduction from the prior year. Projections for FY 2008-09 have been built upon the following assumptions:
  - 3% reduction for known store closures
  - 2% reduction for potential additional store closures
  - 5% reduction for general economic downturnThe composite rate is a 7% reduction from actual FY 2007-08 sales tax revenue. Projected 08-09 sales tax revenues of \$11.2 million represent approximately 15% of total General Fund revenues.
- **Vehicle License Fees** are down \$481,000 from the original FY 2008-09 budget. The projections (including "in lieu" fees from the County's ERAF Fund) are now substantially distributed from a County pool based upon assessed valuation, and not license fees. Revenue projections are from the County of Solano and have been reduced by 3% from the original budget. Projected 08-09 VLF fees of \$10 million represent approximately 14% of total General Fund revenues.
- **Excise Tax, Franchise Fee, and Utility User Tax** projections have been updated based upon the prior year base. The combined reductions from the original FY 2008-09 budget are \$343,000.
- **Business License** revenue projection has increased by \$200,000 from the original FY 2008-09 budget. These revenues are the direct result of the recent audit efforts by an external auditing firm. While not popular, they have resulted in new or increased revenues and compliance with the City's tax ordinance by 259 taxpayers and \$124,000 in additional revenue. The average increase by audited taxpayer was \$478.
- **Departmental Revenues**, in total, have decreased by \$474,000 from the original FY 2008-09 budget. Reductions are primarily in Development Services fees due to reduced new housing permit activity and in Police grants, fees, and reimbursements due to the Department's reduced workforce.



- **State Budget Risk** The City's original budget had included a \$1 million placeholder for the City's potential risk from impacts from the State Budget deficit. The state has the power to impact several local agency revenue sources, and this line item had been intended to mitigate that risk until the state budget was balanced. The State budget was balanced with a tax shift from Redevelopment agencies and through minor adjustment to other city programs such as booking fees. Accordingly, this placeholder has been eliminated in the current projection. However, with the state budget again out of balance, risk of further tax shift in the General Fund remains. This risk will be absorbed, along with other risks, in the ending balance reserve.

Staff is now projecting total General Fund revenues of \$77.4 million, excluding the State Budget Risk placeholder, which is \$3.2 million less than the original FY 2008-09 budget. Removal of this State Budget Risk placeholder has mitigated this loss to \$2.2 million. FY 2008-09 revenues still include a one-time \$1 million transfer from the Risk Management Fund that is not sustainable in FY 2009-10. Total revenues are now projected at 7% below the prior year. These revenues cannot sustain even the reduced pendency plan service levels and operating costs adopted in the 2008-09 Budget.

Staff does not believe that the economy will recover significantly within the next several years. In addition, significant financial benefit from future economic development is, likewise, years away. Staff anticipates presenting a variety of possible revenue enhancements to the City Council in December 2008. We believe, however, that long term financial stability that includes the levels of services that our City deserves can only be achieved by reducing total labor compensation costs through ongoing negotiations with our employees and approval by our citizens of new revenue sources that will most likely include new taxes. Our challenge will be to identify the proper balance of service levels and revenue enhancements that will be supported by a majority of our citizens in time to place the appropriate measures on the ballot for the November 2009 election.

### **III. FY 2008-09 Program Operating Cost Update**

This section of the report will provide analysis of year-to-date labor costs vs. budget. Various other program operating costs will be discussed and budget adjustments proposed.

- **Labor costs** represent 74% of the gross General Fund expenditure budget, before interfund reimbursements. Costs are generally straight-line through out the year, with the exception of certain quarterly and annual payments for public safety uniform allowances and holiday leave bank payouts. Year-to-date payroll data is presented at **Attachment G**. This analysis assists in tracking actual bi-weekly payments vs. a pro-rated budget. This year is a particularly challenging year for labor cost projection given employee attrition, vacancy savings, and offsetting costs from back-fills, out-of class assignments, and overtime, depending upon the program and the service requirements.



The data presented is through the pay period ending October 10, 2008 which represents 7 ½ of the 26 pay periods of the fiscal year. To date, the General Fund has realized \$485,000 in savings of its \$18 million year-to-date labor budget. \$200,000 of this savings is from the Police Department, which reflects attrition from the budgeted level of 124 sworn officers to the current 118 sworn employees. Fire Department labor is \$100,000 over budget due to larger than expected holiday leave disbursements in the first of the quarterly leave bank payouts. Fire Department vacancies do not generate savings since vacancies (and other absences) are required to be backfilled with overtime to maintain the three-person staffing level to operate each engine company. Non-Safety programs have realized \$385,000 in year-to-date payroll savings. It is uncertain at this time how much of these non-safety payroll savings will have offsetting back-fill or revenue/inter-fund reimbursement offsets.

The original budget assumed \$500,000 of vacancy savings for the year. This vacancy assumption will be increased in the budget reduction plan discussed in the next section of the report to partially mitigate the loss of revenues. However, some vacancies will erode the reimbursements that the employees generate. For example, further attrition in the Police Department may challenge the department's ability to continue to provide services reimbursed by various grants and by the school district.

- **Public Safety Cadet and Trainee programs** have been proposed by both the Police and the Fire departments to develop and recruit local applicants into the Vallejo workforce. The Police department currently operates a cadet program that provides security services for City Hall and for Mare Island. The current proposal is to reallocate \$50,000 from Police Department salary savings to further invest in this existing program. The objective is to groom potential future officers for hire upon successful completion of academy training.

The Fire Department has also proposed re-establishment of Firefighter/Trainee program that was eliminated in 2004 due to budget cuts. The objective is also to develop local residents for potential future hire as Firefighter/ Paramedics in the department. Funding will be proposed and considered in the February budget update after further development of the program.

Both the Police and Fire Department programs would assist in providing a hiring pool of potential employees during a period when attracting personnel from other agencies may be challenging, at best.

- **Fire Training Academy** Funding of \$250,000 is proposed to conduct a Fire training academy. No sworn personnel have been hired in the Fire department since November 2003. Current lack of sufficient staffing has led to excessive overtime



requirements for existing personnel. The department also faces an aging work force with 15 of the 75 remaining sworn employees over the retirement-eligible age of 50. The proposed academy would be conducted in a modified 12-week schedule, down from the normal 16-week schedule, and with payment to trainees reduced to 70% of base pay salary. This modified academy format is a departure from the IAFF contract provision and will require either agreement by IAFF or an update to the City's "pendency plan" under which it is operating during the pendency of the bankruptcy case.

- **Police Department**

- The 08-09 State budget was adopted with 10% reduced funding for the booking fees that the State had been reimbursing to Counties on behalf of Cities for bookings into the County jail. A budget adjustment of \$40,000 is proposed to fund the County's anticipated annual billing.
- An additional \$165,000 budget adjustment is proposed to reduce expected grant interfund reimbursements from a State Department of Corrections grant.

- **Community Development and Public Works Restricted Fees and Reserves**

- Both Development Services and the Public Works Engineering Division established new technology fees in FY 2007-08 to finance technology improvements to build efficiencies into development processing and review. During FY 2007-08, \$93,000 was collected by these programs and has been held in a General Fund reserve pending appropriation. An additional \$105,000 and \$54,000 has been budgeted by these programs, respectively, in FY 2008-09. A budget transfer is proposed to move both the FY 2007-08 and 2008-09 funds, as realized, into a dedicated capital project in the Capital Projects fund to ensure that these restricted fees are spent for the purpose for which the fee was established.
- Development Services has also collected restricted fees for the General Plan update and for Permit Coordination. Unspent funds are held in a General Fund reserve pending appropriation. The department proposes to draw \$100,000 and \$75,000 from these reserves, respectively, to fund current projects. The General Plan funds are proposed to offset the costs of the Housing Element update project now underway. Permit Coordination funds are proposed to offset costs for the Building Technician position. The proposed action is to draw from available reserves to pay for costs already included in the FY 2008-09 budget.
- Public Works Maintenance Division revenues and offsetting expenditures are proposed to increase by \$23,000 for additional program revenues, such as special event cost reimbursements.



- Economic Development revenues and offsetting expenditures have been reduced by \$35,000 to eliminate the pass-through funding for the disbanded downtown Business Improvement District.
- **Administration**
  - The City Manager's budget has been reduced by \$15,000 for a proposed voluntary 10% furlough of the City Manager and corresponding salary cost reduction effective January 1, 2009.
  - The Commercial Services Division budget is proposed to increase by \$100,000 to pay the 50% audit fee for the projected \$200,000 increase in business license revenue discussed above. The fees are contingent and only paid if the revenue is realized.
- **Debt**
  - **Interest Rate Savings** During the pendency of the City's bankruptcy case, the City has indicated that debt interest payments on its approximately \$54 million of outstanding debt secured by the General Fund would not exceed 6%. Actual payments on the City's variable rate debt, now tendered to its letter of credit provider, however, have been in the 4-5% range, depending upon the time held by credit provider. The City has reduced payments from the provider's contractual "reference plus penalty" interest rate by the same percentage reduction in aggregate salary/benefit costs paid to the City's employees.
  - **Offsetting Legal and Carrying Costs** Interest rate savings for the General Fund have been offset in part by increases in legal costs. General Fund debt carrying costs have also increased due to delay in the planned bond call of \$7 million in unspent bond proceeds. While these unspent proceeds earn interest, there remains a spread between the earnings and the carrying costs. These combined legal and carrying costs have offset the interest rate savings from the budgeted 6% rate. As a result, no net change has been proposed in the General Fund Debt Service budget.
  - **Marina Debt Subsidy** \$100,000 in savings has been projected, however, in budgeted transfer from the General Fund to subsidize Marina operations for its escalated debt costs.
- **Bankruptcy Costs**
  - The costs to file and defend the City's bankruptcy petition have far exceeded initial estimates. Increased costs have been primarily driven by the challenge to the City's eligibility for bankruptcy filed by three of the City's employee associations (International Association of Firefighters - "IAFF", Vallejo Police Officers Association - "VPOA", and International Brotherhood of Electrical



Workers- "IBEW"). The trial for the first phase of the case, to prove the City's insolvency, spanned two months and included 8 days in court. Over 40,000 pages of documents were requested for discovery by the employee associations at significant cost to the City. The associations have now appealed the judge's ruling to accept the City's bankruptcy petition. If current negotiations with employee associations are unsuccessful in reaching modifications to existing labor agreements, legal costs will continue to accumulate for the contract rejection phase of the proceedings.

- o Every dollar spent on bankruptcy legal costs represents one dollar less that is available to pay employees and to sustain municipal services. However, without the protection of the court, the City would not have the legal authority to pay less than contractual salary rates or modify the IAFF-contractual minimum staffing requirement.
- o Bankruptcy costs to date have exceeded \$2 million. The first million was incurred in FY 07-08 and the second in FY 08-09. The FY 08-09 budget bankruptcy budget was initially set at \$2 million. An additional \$500,000 is proposed. The budget to date has covered the City's bankruptcy attorneys, labor attorneys, bond counsel, and Management Partners consulting support.
- o This budget will be revisited again in the February midyear budget review. At that time, the status of an out-of court settlement, the employee association's appeal, and the motion to reject the labor contracts should be known and a better cost estimate provided.

#### **IV. 2008-09 Budget Reduction Proposal**

- **Net Impact**

The net impact of the above budget proposals are detailed at **Attachment C** and can be summarized as follows, along with the level of reductions proposed to maintain the \$1 million ending balance reserve adopted in the original 2008-09 budget:

Ending June 30, 2009 available balance, as adopted in budget	\$ 1,000,000
Increase in July 1, 2008 beginning available balance	797,195
Decrease in projected tax and other general revenues	(2,082,906)
Net change in departmental revenues, costs, and reserves	<u>(1,234,289)</u>
Subtotal, deficit available balance, before reductions	(1,520,000)
Proposed budget reductions	<u>2,520,000</u>
Ending June 30, 2009 available balance, after reductions	\$ 1,000,000





o **Proposed Reductions**

The proposed budget reductions are summarized here, with details below:

One-time transfers from other funds	\$ 120,000
Police Department savings	800,000
Fire Department savings	600,000
Non-sworn 2-day furlough	(a)
Deferred retiree leave payments	<u>1,000,000</u>
 Total reductions	 \$ 2,520,000

(a) Used to achieve budgeted \$500,000 vacancy assumption in original budget

o **One-time Transfers**

During the FY 2007-08 year-end close, staff identified the following unrestricted resources now proposed for transfer into the General Fund:

Solid Waste Fund	\$ 75,000
Repair/Demolition Fund	
<i>Surplus from demolition project</i>	<u>45,000</u>
 Total	 \$ 120,000

o **Police Department**

The Police Department has identified vacancy savings of \$800,000 through employee attrition below the authorized staffing level of 124 sworn officers. \$200,000 of this amount has already been realized through the pay period ending October 10, 2008. Additional savings of \$600,000 is anticipated as the department searches for candidates to refill their vacancies. The department anticipates further attrition, suggests January 2009 as the earliest date that applicants could be hired, and targets two hires a month until authorized staffing is restored, as follows:

October	118
November	118
December	116
January	118
February	120
March	122
April	124



This staffing plan restores essential patrol and other police services to the 124 sworn position staffing level adopted in the FY 2008-09 original budget as soon as practical, while achieving the necessary budget savings target.

- **Fire Department**

The Fire Department proposes \$600,000 in staff labor savings as follows.

- **Truck Company Staffing Reduction - \$310,000**

The department currently operates with 6 engine companies (staffed with 3 employees) and 1 truck company (staffed with 4 employees). This reflects a reduction of 2 engine companies from IAFF contract levels. Elimination of an additional full engine or truck company could create additional delays in our ability to respond to emergencies. Therefore, we are proposing to temporarily reduce the truck company staffing from 4 to 3 personnel only on those days when full staffing is not available. In other words, this savings will be accomplished by not filling 1 overtime shift per day when overtime callback is required. While it would be desirable to maintain a 4 person truck company (to allow assignments (truck operations and rescue) to be split into 2 person teams), this proposal maintains the number of companies while allowing us to achieve the needed department budget reductions.

- **Modified Duty Program - \$130,000**

This program would create mandatory modified duty assignments for employees unable to perform their normal range of duties due to an injured status. Based on the experience of other fire agencies, the department believes that many employees will return to full duty much faster after participation in a modified duty program. Savings will be realized by reduction of overtime backfill when personnel return to full duty earlier than projected return date.

- **Deputy Fire Chief - \$160,000**

The Deputy position will be held vacant for no less than seven months of the fiscal year. This savings, along with the other items above, help create the General Fund budget flexibility to be able to absorb the one-time \$250,000 costs necessary to conduct the Training Academy and to augment the fire workforce.

- **Non-sworn (IBEW, Camp, Executive) 2-Day Furlough**

A two-day furlough is proposed for all non-sworn employees, city-wide, to share necessary budget reductions. The proposal would give employees the flexibility to select two dates between now and the end of the fiscal year as furlough days, which will be time off without pay, subject to coordination within each work unit. 911 - Communications operators and Water Treatment Plant operators will be excluded. General Fund savings are estimated at \$65,000 per day. Other fund savings are



estimated at an additional \$50,000 per day. The General Fund savings will be use to achieve the existing \$500,000 vacancy target already included in the FY 2008-09 original budget. This proposal will require an update to the City's "pendency plan" under which it is operating during the pendency of the bankruptcy case.

- **Deferred Retiree Leave Payments**

Public Safety employees who retired during the Spring of 2008 earned \$4 million in vacation, compensatory, and sick leave payouts. As part of an interim labor agreement, these retirees voluntarily agreed to defer 50% of their leave payouts until December 2008. During the pendency of the City's bankruptcy case, the City has budgeted to pay half of the remaining balance during December, 2008, and to further defer the remaining balance until 2010.

\$1.0 million is currently budgeted and scheduled to be disbursed in December. However, this plan would provide 75% payment to this group of retirees, and leave insufficient funds to pay future retirees even the first half of their balances unless more severe staffing reductions are implemented, such as the additional closure of a full fire station instead of just short-staffing the truck company, or reducing police staffing by another five positions.

This proposed budget reduction of \$1.0 million in the 2008-09 compensated absences budget would defer further payment to the spring 2008 retirees, and would allow continued funding of the first 50% of leave payments for new retirees. This proposal will require an adjustment to the pendency plan. The eventual payment date of the remaining 50% of leave payments for all retirees remains uncertain.

- **Alternatives Considered**

Staff does not recommend additional permanent staffing reductions at this time since the City's objective is to preserve, even at minimal levels, a breadth of municipal services.

## **V. FY 2008-09 Ending Fund Balance, Risk Assessment, and Future Outlook**

The proposed budget adjustments are projected to preserve the \$1 million ending available fund balance adopted in the original FY 2008-09 budget. The proposed plan will draw down on the \$797,000 beginning balance surplus earned in FY 07-08 to mitigate the dramatic decline in 08-09 revenues. The \$1 million projected ending available balance represents 1% of annual expenditures, which is far less than the Council adopted reserve policy of 15% and the "best practice" 5 – 15% level recommended by the Government Finance Officers Association. Further, the City is unable to commit resources at this time to the "Un-appropriated Reserve Fund" required by Section 710 of the City Charter.

**Risks** With a minimal reserve level, it is important to consider the numerous significant uncertainties that could quickly dissolve this balance:



- **Further property and sales tax revenue declines** - Given the national and even global economic slowdown, the depth or duration of revenue fluctuations cannot be adequately known or projected. The city must closely monitor these trends and be ready to react as necessary.
- **State Budget** – Until the state’s structural deficit is addressed, the risk of a state reallocation of local property taxes or other program revenues remains high.
- **Mare Island 2002 CFD** – \$6 million in annual municipal services are provided on this former naval base through the 2002-01 Community Facilities District, including Police and Fire services. Lennar Mare Island, the major developer on the island, currently contributes more than half of the annual property levy for remaining undeveloped parcels. In addition, the County of Solano has notified the City that it will charge back \$800,000 in delinquent CFD levies from prior years, at an 18% annual interest cost, that will further erode CFD cash flow. The district may be challenged to continue supporting Police, Fire, and other municipal services on the island.
- **CalPERS** – There are two risks associated with our CalPERS pension funding rate. The rate could increase in FY 2009-10 with the amortization of the Safety plan’s \$51 million unfunded liability over a reduced public safety payroll that has been impacted by retirements and attrition. In addition, there have been news reports that large, recent market losses in the CalPERS investment portfolio could result in 2 – 4% increases in our contribution rates for FY 2010-11 and 2011-12.
- **Ferry and Bus Transportation System** – The City operates a transportation system with a \$30 million annual budget that is dependent entirely upon annual Federal, State, and regional grant allocations to subsidize fare box revenues and to sustain operations. Economic pressures and changing priorities within these granting agencies could quickly challenge the viability of the system. Further, the anticipated transfer of Ferry operations to the Water Emergency Transportation Agency (a State-controlled joint powers authority) may lessen local control of this transit system.
- **Bankruptcy** – The city will face continuing legal costs as it works through the various stages of bankruptcy to seek adjustment of its debts and to emerge from court protection with sound financial footing. Cost uncertainties include the status of the opposition’s appeal of the court ruling to accept the City’s bankruptcy petition, the ability to renegotiate labor and debt obligations either outside or inside of court, the accumulating significant legal costs, and the long-term ability to remarket outstanding bonds and permanently reduce interest costs in a challenging national bond market.

#### **FY 2009-10 Outlook**

If next year’s assumptions include flat tax revenues and a flat salary structure, further cost or service adjustments would still be necessary to mitigate the one-time solutions



used to balance in FY 2008-09 and the expenditure line items with natural cost escalation. The following are examples of the larger items that will need to be mitigated to maintain a balanced budget in 2009-10:

One-time 08-09 transfer from Risk Management Fund	\$1,000,000
Resumption of vehicle replacement program after multiple years of deferrals on approximately 286 General Fund vehicle/equipment inventory items	\$2,000,000
Restore Police vacancy assumption to fully fund 124 sworn positions	\$800,000
Escalating pay-as-go retiree medical benefits	<u>\$300,000</u>
Total	\$4,100,000

The impact of these items can be offset by reduced legal costs when the City emerges from its bankruptcy status. The base budget also assumes a continued growth in available fund balance reserve of \$1 million (1% of expenditures) per year.

**VI. Non-General Fund Program Update**

The focus of this budget report has been the General Fund. FY 2007-08 accounting compilation of the other funds is in progress but not complete. Status information on the most significant other programs will be included in the next budget report in early 2009. The Transportation Fund has also scheduled a separate financial update to City Council in November.

The following programs, however, do propose budget adjustments at this time:

**Fund #349 – Touro CFD - \$475,000**

*To appropriate start up costs for a proposed new Community Facilities District and the related developer reimbursement*

**Fund #129 – Outside Funded Activities - \$27,000**

*To appropriate short-term maintenance activities and the related developer reimbursement for Touro Reuse Area 1A per the terms of the development agreement*

**Fund #135 – Solid Waste - \$75,000**

*Transfer of FY 07-08 surplus unrestricted resources to the General Fund*



**Fund #142 – Repair/Demolition \$45,000**

*Transfer of FY 07-08 surplus unrestricted resources to the General Fund (Starr property demolition project surplus)*

**Fund #138 - Hiddenbrooke Landscape Maintenance District - \$200,000**

*To appropriate a planned draw on reserve for utility corridor maintenance per FY 08-09 district engineer's report*

**Fund #171 – Cimarron Hills Landscape Maintenance District - \$2,000**

*To appropriate funds received from insurance reimbursement*

**Fund #178 – Northgate Landscape Maintenance District - \$32,000**

*To appropriate maintenance funds received from developer for warranty items and the related developer reimbursement*

**Fund #601 – Administrative Trust - \$25,000**

*To appropriate fees and donations received for Police Department programs*

K-9 Competition	\$10,000
Motor Unit Competition	\$10,000
Junior Safety Patrol	\$ 5,000

**Next Steps**

If City Council adopts the proposed resolution of intention to amend the FY 2008-09 budget, staff will return on November 6, 2008 with action to formally amend the budget. After formal adoption, staff will also update the Pendency Plan with the Bankruptcy Court for consistency with this updated budget.

Staff is committed to closely monitoring internal and external economic conditions and to move forward with further adjustments – up or down – as needed to protect and maintain the General Fund's fiscal position. The next budget update has been scheduled for February 15, 2009.

**FISCAL IMPACT**

The proposed amendments to the 2008-09 General Fund budget, as detailed on **Attachment I**, will decrease General Fund revenues by \$2.2 million, decrease expenditures by \$1.2 million, and draw on fund reserves by \$1.0 million.

The net impact of the recommendations on all other funds will increase revenues by \$647,000, increase expenditures by \$967,000, and draw on fund reserves by \$320,000.



**PROPOSED ACTION**

Staff proposes that the Council adopt a resolution of intention to amend the City's budget for Fiscal Year 2008-09 as set for in **Attachment A**. The second and final action for these amendments will be scheduled on November 6, 2008.

**ENVIRONMENTAL REVIEW**

The adoption of this resolution is not a project as defined by the California Environmental Quality Act (CEQA) pursuant to section 15378 (b)(4) of Title 14 of the California code of Regulations and is not subject to CEQA review.

**DOCUMENTS ATTACHED**

Attachment A	Resolution of Intention to amend the City's FY 2008-09 budget
Attachment B	General Fund Balance Sheet at June 30, 2008
Attachment C	Fund Balance Projection and Footnotes
Attachment D	Revenue Trends
Attachment E	Sales Tax Revenue Projection
Attachment F	FY 07-08 Expenditures by Department
Attachment G	FY 08-09 Payroll Budget vs. Actual Analysis
Attachment H	Net Program Costs
Attachment I	Proposed Budget Adjustments

**PREPARED BY:**

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**CONTACT:**

Robert V. Stout, Finance Director (707) 648-4592

RESOLUTION NO. \_\_\_\_\_ N.C.

**A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO TO AMEND THE FISCAL YEAR 2008-2009 BUDGET**

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

**WHEREAS**, in June 2008, the City Council did adopt a budget for the Fiscal Year 2008-2009; and

**WHEREAS**, the 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**, staff is proposing that General Fund revenue budgets be decreased by \$2,236,929 and expenditure appropriations be decreased in the amount of \$1,172,095 and that other City fund revenue budgets be increased by \$647,639 and expenditure appropriations be increased by \$967,639 as set forth in **Attachment I** of the Staff report accompanying this Resolution ("Staff Report") for Fiscal Year 2008-2009; and

**WHEREAS**, the Council has considered the report and recommendations of the City Manager on the budget amendments and has determined that the budget amendments are both fair and appropriate.

**NOW, THEREFORE, BE IT RESOLVED** that the Council of the City of Vallejo, pursuant to Charter Section 703, hereby declares its intention to amend the City's budget for Fiscal Year 2008-2009, by changing certain revenue estimates, decreasing expenditures, and transferring unencumbered appropriations, as set forth in **Attachment I** to the Staff Report, which is by this reference incorporated herein.



As of 10-24-08

**GENERAL FUND  
BALANCE SHEET**

	<u>June 30, 2006</u>	<u>June 30, 2007</u>	<u>(Unaudited) June 30, 2008</u>
<b>ASSETS</b>			
Cash and investments	\$ 5,706,698	\$ 2,609,264	\$ -
Accounts receivable	3,371,297	3,164,222	2,493,784
Notes and loans receivable	850,213	781,119	804,499
Due from other governments	4,484,322	4,214,254	3,465,905
Due from other funds	-	-	100,572
Material, parts, and supplies	3,461	1,577	2,355
Prepays	102,748	156,783	55,975
Land held for redevelopment	499,684	499,684	499,684
<b>Total Assets</b>	<u>15,018,423</u>	<u>11,426,903</u>	<u>7,422,774</u>
<b>LIABILITIES</b>			
Accounts payable and accrued liabilities	1,289,336	1,822,666	1,197,194
Salaries and wages payable	1,347,883	1,617,384	1,778,535
Employee benefits payable	637,236	-	-
Due to other funds	-	-	450,982
Due to other governments	163,474	185,567	16,018
Deferred revenues	453,076	510,798	223,110
Deposits payable	270,746	269,091	243,895
<b>Total Liabilities</b>	<u>4,161,751</u>	<u>4,405,506</u>	<u>3,909,734</u>
<b>FUND BALANCE</b>			
Reserved for:			
Encumbrances	666,232	339,682	206,947
Materials, parts, and supplies	3,461	1,577	2,355
Prepaid items	102,748	156,783	55,975
Notes and loans	845,018	777,221	777,221
Land held for redevelopment	499,684	499,684	499,684
Unreserved:			
Designated for program commitments	131,165	244,472	517,382
SB 1096	856,541	759,722	656,281
Undesignated	7,751,823	4,242,256	797,195
<b>Total Fund Balances</b>	<u>10,856,672</u>	<u>7,021,397</u>	<u>3,513,040</u>
<b>Total Liabilities and Fund Balances</b>	<u>\$ 15,018,423</u>	<u>\$ 11,426,903</u>	<u>\$ 7,422,774</u>

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### City of Vallejo General Fund Fund Balance Projection

	FY 05-06	FY 06-07	FY 07-08	FY 08-09								
	Actual	Actual	Amended Budget 3-11-08	Actual (Preliminary/ Unaudited) 10-23-08	Original Budget	Salaries as of 3-1-08	Updated General Revenues	Program Updates	Program Reductions	Subtotal, Before Program Reductions	Program Reductions	Projected at 10-24-08
<b>Beginning Available Balance</b>	9,878,065	7,751,830	4,242,256	4,242,256	-	-	797,195	-	-	797,195	-	797,195
<b>Revenues</b>												
Property tax	15,857,808	18,776,182	19,578,142	19,473,533	19,082,615	19,082,615	(1,059,037)	-	-	18,023,578	-	18,023,578
Sales tax	13,819,405	13,353,505	12,050,000	12,021,086	12,315,000	12,315,000	(1,115,000)	-	-	11,200,000	-	11,200,000
Other general revenues	38,786,701	37,636,853	35,904,756	36,928,076	35,833,860	35,833,860	(908,869)	A 200,000	-	35,124,991	-	35,124,991
Program revenues	12,645,644	12,741,038	13,424,997	12,966,006	12,418,482	12,418,482	(474,023)	B (474,023)	-	11,944,459	-	11,944,459
One-time interfund transfers	-	-	2,240,000	2,240,000	1,000,000	1,000,000	-	-	-	1,000,000	I 120,000	1,120,000
State budget risk	-	-	-	-	(1,000,000)	(1,000,000)	-	-	-	-	-	-
<b>Expenditures</b>												
Salaries and benefits:	81,109,558	82,507,578	83,197,895	83,628,701	79,649,957	79,649,957	(2,082,906)	(274,023)	-	77,293,028	120,000	77,413,028
Authorized positions	-	-	-	-	-	-	-	-	-	-	-	-
Vacancies	66,758,700	72,553,936	74,252,852	74,568,476	66,694,246	66,694,246	-	C 225,000	-	66,919,246	J (1,400,000)	65,519,246
Service and supplies:												
Vehicle maint/replacement	2,257,722	2,551,113	3,070,003	3,068,796	2,366,871	2,366,871	-	-	-	2,366,871	-	2,366,871
Retiree Health - pay as go	1,875,802	2,193,913	2,644,214	2,578,857	3,000,000	3,000,000	-	-	-	3,000,000	-	3,000,000
Retiree Health - prefunding	-	-	-	-	-	-	-	-	-	-	-	-
Compensated absences	1,446,903	1,314,168	3,600,000	3,309,325	2,600,000	2,600,000	-	-	-	2,600,000	K (1,000,000)	1,600,000
Street maintenance	-	-	-	-	-	-	-	-	-	-	-	-
Contributions to other agencies	1,520,950	1,765,099	1,603,400	1,603,746	750,000	750,000	-	-	-	750,000	-	750,000
Other	8,913,310	9,372,598	10,625,465	10,690,827	11,808,011	11,808,011	-	D 686,266	-	12,494,277	-	12,494,277
Encumbrances	214,779	339,682	-	206,947	20,524,882	20,524,882	-	-	-	686,266	-	686,266
Interfund transfers:	16,229,466	17,536,573	21,543,082	21,458,498	-	-	-	-	-	21,211,148	(1,000,000)	20,211,148
General Fund Debt Service	1,292,314	1,452,387	2,113,642	1,713,908	1,620,650	1,620,650	-	-	-	1,620,650	-	1,620,650
Marina Fund Debt Service	500,000	-	-	-	600,000	600,000	-	-	-	500,000	-	500,000
Other	5,412,934	1,725,303	100,000	99,803	-	-	-	E (100,000)	-	251,639	-	251,639
Interfund reimbursements	(5,869,412)	(6,585,663)	(10,569,425)	(10,496,680)	(10,289,821)	(10,289,821)	-	-	-	(10,124,821)	-	(10,124,821)
Subtotal, expenditures	84,324,002	86,682,536	87,440,151	87,344,005	78,649,957	78,649,957	-	-	-	79,877,862	(2,400,000)	77,477,862
<b>Annual Operating Results</b>	(3,214,444)	(4,174,958)	(4,242,256)	(3,715,304)	1,000,000	1,000,000	(2,082,906)	(1,501,928)	-	(2,584,834)	2,520,000	(64,834)
<b>Reserve Transactions</b>	1,088,209	665,384	-	270,243	-	-	-	-	-	267,639	-	267,639
<b>Ending Available Balance</b>	7,751,830	4,242,256	0	797,195	1,000,000	1,000,000	(1,285,711)	(1,234,289)	-	(1,520,000)	2,520,000	1,000,000
% annual expenditures	9%	5%	0%	1%	1.3%	1.3%	-	-	-	-	-	1.3%

FOOTNOTES - See Attached  
J:\FY 08-09\Wlyear Budget Reports\October 2008\Fund Balance Projections - at 10-24-08.xlsx\Fund Balance projection

**City of Vallejo General Fund  
Fund Balance Projection  
Footnotes**

**Program Updates**

<b>A</b>	<b>Other General Revenues</b>	<u>200,000</u>	Increase Municipal Auditing Services Generated Revenues
<b>B</b>	<b>Program Revenue Updates</b>	<u>(474,023)</u>	Development Services Economic Development Fire Police Public Works Maintenance
<b>C</b>	<b>Salaries and Benefits Updates</b>	<u>225,000</u>	Fire Training Academy Cadet Program City Manager 10% Furlough Leave Savings
<b>D</b>	<b>Service and Supplies Updates</b>	<u>686,266</u>	Fire Training Academy Booking Fees Public Works Maintenance Costs Cancel Pass-through of Business Improvement District Fees Municipal Auditing Services Fees Bankruptcy Attorneys and Consultants Rounding
<b>E</b>	<b>Marina Fund Debt Service Transfer</b>	<u>(100,000)</u>	Marina Fund Debt Service
<b>F</b>	<b>Transfer to Capital Project Fund</b>	<u>251,639</u>	07-08 Development Services and Public Works Technology Fees 08-09 Development Services Technology Fees 08-09 Public Works Technology Fees
<b>G</b>	<b>Interfund Reimbursement</b>	<u>165,000</u>	Reduce Police Dept Grants reimbursement
<b>H</b>	<b>Draws on Fund Balance Reserves</b>	<u>267,639</u>	Technology Fee Reserve General Plan Reserve for Housing Element Building Technology from Permit Coordinator Fees

**Program Reductions**

<b>I</b>	<b>One-time Interfund Transfers</b>	<u>120,000</u>	Repair and Demolition Fund #142 Solid Waste Disposal Fund #135
<b>J</b>	<b>Salary and Benefits - Vacancy Savings</b>	<u>(1,400,000)</u>	Salary/benefits savings - Police Salary/benefits savings - Fire
<b>K</b>	<b>Compensated Absences</b>	<u>(1,000,000)</u>	Defer 25% for Spring 2008 Retirees

As of 10-27-08

City of Vallejo General Fund  
Revenue Trends  
(Net of Mare Island Allocations)

	2005-06	2006-07	2007-08	2008-09	
	Actual	Actual	Actual (Unaudited)	Projection at 10-24-08	Change vs. Budget
		% vs PY	% vs PY		% vs PY
<b>General Revenues</b>					
<b>Property Taxes</b>					
CURRENT SECURED TAXES	14,027,363	16,141,292	17,592,788	16,678,917	(637,266) -5%
CURRENT UNSECURED TAXES	474,469	527,720	578,241	585,687	(44,837) 1%
SUPPLEMENTAL TAXES	2,056,575	1,437,746	823,854	350,000	(185,228) -80%
HOMEOWNERS EXEMPTN TAX	189,849	201,317	196,686	182,842	(5,501) -7%
UNITARY TAXES	305,430	310,083	366,739	391,361	33,796 7%
TAX INCREMENT PASS-THROUGH	-	198,024	(54,775)	40,000	(20,000) -137%
SB 1096 ERAF	(1,205,698)	-	-	-	-
	<u>15,667,808</u>	<u>18,776,182</u>	<u>19,473,533</u>	<u>19,082,615</u>	<u>(1,059,037)</u> -7%
<b>Sales Tax</b>	13,819,405	13,353,505	12,021,086	11,200,000	(1,115,000) -7%
<b>Vehicle License Fees (Including in Lieu)</b>	8,592,520	9,536,759	10,398,740	10,030,988	(481,635) -3%
<b>Transit Occupancy Tax</b>	1,405,410	1,618,954	1,497,237	1,500,000	- 0%
<b>Real Property Excise Tax</b>	256,438	662,491	91,039	200,000	(120,000) -12%
<b>Franchise</b>	2,377,793	3,081,529	3,992,171	4,427,850	(272,153) 4%
<b>UUT</b>	12,488,855	12,504,321	13,208,564	13,152,946	49,241 0%
<b>Property Transfer Tax</b>	5,108,488	3,778,080	1,696,396	1,665,000	- -2%
<b>Business License</b>	1,298,046	1,388,111	1,384,571	1,390,000	200,000 17%
<b>Subtotal, Taxes</b>	<u>61,202,763</u>	<u>64,679,942</u>	<u>63,733,337</u>	<u>61,447,447</u>	<u>(2,798,585)</u> -4%
<b>Revenue From Use of Money</b>					
RENTALS	187,859	56,498	707,620	741,890	(84,321) 5%
INVESTMENT INCOME	315,289	206,061	(234,269)	(250,000)	- 7%
	<u>503,148</u>	<u>262,559</u>	<u>473,351</u>	<u>491,890</u>	<u>(84,321)</u> 4%
<b>Misc</b>					
WATER RETURN TO RATE BASE	2,762,722	2,867,434	-	-	-
WATER RIGHTS	-	-	1,013,332	1,043,732	- 3%
DISCOVERY KINGDOM/Park Fee	-	-	264,718	765,000	-
OTHER	709,093	285,784	488,409	175,500	- -64%
	<u>3,471,815</u>	<u>3,153,218</u>	<u>1,766,459</u>	<u>1,984,232</u>	<u>(2,798,585)</u> -12%
<b>Transfers</b>					
DISCOVERY KINGDOM/Revenue Sharing	2,977,418	1,454,098	1,410,533	1,000,000	-
RISK FUND	-	-	400,000	400,000	-
REDEVELOPMENT/Loan Repayment	308,770	216,723	2,879,015	145,000	120,000 -95%
OTHER FUNDS	3,286,188	1,670,821	4,689,548	1,545,000	120,000 -67%
	<u>6,570,176</u>	<u>3,340,842</u>	<u>9,379,096</u>	<u>2,010,000</u>	<u>(4,369,096)</u> -46%
<b>State Budget Risk</b>					
	-	-	-	-	1,000,000
<b>Subtotal, General Revenues</b>	<u>68,463,914</u>	<u>69,766,540</u>	<u>70,662,695</u>	<u>67,231,475</u>	<u>(1,762,906)</u> -7%

	2005-06		2006-07		2007-08		2008-09	
	Actual	% vs PY	Actual	% vs PY	Actual (Unaudited)	% vs PY	Projection at 10-24-08	Change vs. Budget PY
<b>Program Revenues</b>								
<b>Development Services</b>								
BUILDING FEES	2,672,397	1,854,869 -31%	1,934,969	4%	1,934,969	4%	1,498,364	(125,638) -23%
PLANNING FEES	671,568	490,958 -27%	404,708	-18%	404,708	-18%	280,900	(157,087) -31%
CODE ENFORCEMENT FEES	199,933	232,904 16%	273,543	17%	273,543	17%	443,625	-
	3,543,898	2,578,731 -27%	2,613,218	1%	2,613,218	1%	2,223,889	(282,723) -15%
<b>Administration</b>								
FINANCE - BOND ISSUANCE FEES	-	5,000	11,800	136%	11,800	136%	-	-
HUMAN RESOURCES - VSFCO	202,034	227,255 12%	-	-100%	-	-100%	-	-
	202,034	232,255 15%	11,800	-	11,800	-	-	-
<b>Economic Development</b>								
DOWNTOWN MANAGEMENT DIST	141,941	141,941 0%	196,989	39%	196,989	39%	205,000	-
DOWNTOWN IMPROVEMENT DIST	22,300	30,665 38%	27,766	-9%	27,766	-9%	-	(35,000) -100%
TOURISM BUSINESS IMP DIST	223,188	211,972 -5%	302,233	43%	302,233	43%	306,000	-
MOBILE HOME FEES	12,840	11,688 -9%	-	-100%	-	-100%	-	-
	400,269	396,266 -1%	526,988	33%	526,988	33%	511,000	(35,000) -3%
<b>Fire</b>								
MARE ISLAND STATION 9 ALLOCATION	2,149,788	2,603,100 21%	2,676,465	3%	2,676,465	3%	2,596,208	-
EAST VALLEJO FIRE DIST.	458,169	498,062 9%	585,216	13%	585,216	13%	540,000	40,000 -4%
GRANTS	221,983	26,731 -88%	56,274	111%	56,274	111%	-	-
MISC REIMBURSEMENTS	45,905	283,239 473%	125,138	-52%	125,138	-52%	135,000	105,000 8%
CONFINED SPACE RESCUE	20,000	10,000 -50%	10,000	0%	10,000	0%	10,000	-
AMBULANCE SAVINGS-SOLNO CO	71,559	187,673 134%	196,195	17%	196,195	17%	144,000	-
PLAN REVIEW FEES	55,506	65,628 18%	59,907	-9%	59,907	-9%	35,000	-
INSPECTION FEES	32,365	50,949 57%	48,027	-6%	48,027	-6%	36,400	-
WEED ABATEMENT	36,654	96,409 163%	78,757	-18%	78,757	-18%	-	-
OTHER	570	1,080 89%	845	-22%	845	-22%	500	-
	3,092,499	3,782,871 22%	3,816,824	1%	3,816,824	1%	3,497,108	145,000 -8%
<b>Police</b>								
PROP 172 - SALES TAX	473,633	474,229 0%	476,666	1%	476,666	1%	483,715	(30,000) -5%
MARE ISLAND	630,504	923,700 47%	1,087,530	16%	1,087,530	16%	1,109,447	-
SCHOOL DISTRICT	446,667	421,333 -6%	396,000	-6%	396,000	-6%	400,000	(120,000) 1%
HIGH TECH TASK FORCE	435,152	353,085 -19%	502,887	42%	502,887	42%	350,000	(50,000) -30%
POST REIMBURSEMENTS	97,935	83,528 -15%	82,897	-1%	82,897	-1%	100,000	-
OVERTIME REIMBURSEMENT	154,519	169,018 9%	244,803	45%	244,803	45%	120,000	-
VEHICLE FINES - CITY	524,137	416,213 -21%	338,251	-19%	338,251	-19%	400,000	-
PARKING FINES	507,013	566,761 12%	560,170	-1%	560,170	-1%	400,000	-
ABANDONED VEHICLES	103,218	140,532 36%	108,951	-22%	108,951	-22%	460,000	(100,000) -18%
POLICE IMPOUND FEES	73,356	84,905 16%	78,171	-8%	78,171	-8%	75,000	-
FALSE ALARM FEES	59,107	61,717 4%	98,436	61%	98,436	61%	85,000	-
OTHER (including new grants)	198,359	114,896 -42%	387,148	237%	387,148	237%	100,000	(100,000) 1%
OTHER (one-time items)	141,057	586,675 318%	80,315	-86%	80,315	-86%	304,500	75,000 -21%
	3,844,657	4,396,602 14%	4,423,203	1%	4,423,203	1%	3,957,662	(325,000) -11%
<b>Public Works</b>								
ENGINEERING FEES	1,056,855	822,174 -22%	773,798	-6%	773,798	-6%	1,000,000	-
GRADING PERMIT FEES	225,520	261,855 16%	82,559	-68%	82,559	-68%	100,000	-
WASTE MANAGEMENT	143,800	79,500 -45%	249,800	214%	249,800	214%	249,800	-
OTHER	136,112	190,784 40%	467,816	145%	467,816	145%	381,300	23,700 -13%
	1,562,287	1,354,313 -13%	1,573,973	16%	1,573,973	16%	1,754,800	23,700 11%
<b>Subtotal, Program Revenues</b>	12,845,644	12,741,038 1%	12,986,006	2%	12,986,006	2%	11,944,459	(474,023) -8%
<b>Total</b>	81,109,558	82,507,578 2%	83,628,701	1%	83,628,701	1%	77,413,028	(2,236,929) -7%

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As of 10-24-08

**City of Vallejo  
Sales Tax projection  
FY 2008-09**

	<u>Quarter 1</u> <u>September 30</u>	<u>Quarter 2</u> <u>December 31</u>	<u>Quarter 3</u> <u>March 31</u>	<u>Quarter 4</u> <u>June 30</u>	<u>Total</u>	
FY 07-08 Actual (Gross)	\$ 3,311,112	\$ 3,388,159	\$ 2,891,034	\$ 2,841,009	\$ 12,431,314	100%
One-time County Pool adjustment				300,000	300,000	2%
Known Store closures	(154,343)	(57,258)	(56,727)	(48,000)	(316,328)	
FY 07-08 Actual, adjusted for closures	<u>3,156,769</u>	<u>3,330,901</u>	<u>2,834,307</u>	<u>3,093,009</u>	<u>12,414,986</u>	
2% reduction - additional closures	(63,135)	(66,618)	(56,686)	(61,860)	(248,299)	-2%
5% reduction - general economy	(157,838)	(166,545)	(141,715)	(154,650)	(620,748)	-5%
Rounding				(10,939)	(10,939)	
FY 08-09 Projection	<u>\$ 2,935,796</u>	<u>\$ 3,097,738</u>	<u>\$ 2,635,906</u>	<u>\$ 2,865,560</u>	<u>\$ 11,535,000</u>	<u>-7%</u>
Less: Mare Island 2002 CFD				FY 07-08 Actual	(335,000)	
FY 08-09 Net, General fund					<u>\$ 11,200,000</u>	<u>-7%</u>
Original Budget					\$ 12,315,000	
Change					(1,115,000)	
Updated projection					<u>\$ 11,200,000</u>	

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**General Fund  
Expenditures by Department  
FY 07-08**

As of 10-24-08

	<u>Budget</u>	<u>Actual (Unaudited)</u>					<u>Savings</u>	<u>% of Budget</u>
		<u>Salaries/ Benefits</u>	<u>Service/ Supplies</u>	<u>Interfund</u>	<u>Encumbrance</u>	<u>Total</u>	<u>\$</u>	
<u>Administration</u>								
City Council	\$ 255,943	\$ 319,893	\$ 47,983	\$ (121,668)	\$ -	\$ 246,208	\$ 9,735	
City Manager/Clerk	1,014,839	929,081	336,553	-528,788	-	736,846	277,993	
City Attorney	917,981	1,028,538	288,546	-424,800	-	892,284	25,697	
Finance	1,417,970	2,270,751	1,030,995	-2,142,372	101,089	1,260,463	157,507	
Human Resources	886,689	854,540	343,517	-474,564	1,722	725,215	161,474	
Subtotal	4,493,422	5,402,803	2,047,594	-3,692,192	102,811	3,861,016	632,406	14%
Community Development	4,035,274	3,490,709	1,238,766	-1,121,752	37,017	3,644,740	390,534	10%
Fire	25,284,608	24,242,741	1,116,648	-72,986	10,309	25,296,712	-12,104	0%
Police	37,926,011	34,868,324	4,438,080	-919,667	-	38,386,737	-460,726	-1%
Public Works	4,395,911	6,563,899	2,251,302	-4,604,433	55,124	4,265,892	130,019	3%
Non-department	11,722,696	0	11,972,872	-85,650	1,686	11,888,908	-166,212	-1%
Total	<u>\$ 87,857,922</u>	<u>\$ 74,568,476</u>	<u>\$ 23,065,262</u>	<u>\$ (10,496,680)</u>	<u>\$ 206,947</u>	<u>\$ 87,344,005</u>	<u>\$ 513,917</u>	<u>1%</u>
		<u>GAAP Expenditures</u>						
			<u>\$ 87,137,058</u>					

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**City of Vallejo  
Fiscal Year 2008-09  
Payroll Budget vs. Actual**

Fiscal Year PP#	Calendar Year PP #	Foot- Notes	% of Year	Police Department		Fire Department		General Fund - Non-Safety		Total General Fund		Budget vs. Actual Variance
				Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	
1	13 (1/2)		1.9%	327,149	323,107	209,919	209,593	176,908	158,097	713,976	690,797	23,179
2	14	07/18/08	5.8%	1,145,080	1,165,214	734,753	749,198	619,208	638,170	2,499,041	2,552,582	(53,541)
3	15	08/01/08	9.6%	1,145,080	1,111,643	734,753	685,854	619,208	546,961	2,499,041	2,344,458	154,583
4	16	08/15/08	13.5%	1,145,080	1,118,065	734,753	743,903	619,208	553,343	2,499,041	2,415,311	83,730
5	17	08/29/08	17.3%	1,145,080	1,126,404	734,753	714,567	619,208	551,980	2,499,041	2,392,951	106,090
6	18	09/12/08	21.2%	1,145,080	1,149,729	734,753	690,052	619,208	556,653	2,499,041	2,396,434	102,607
7	19	09/26/08	25.0%	1,145,080	1,076,307	946,174	1,205,144	619,208	555,744	2,710,462	2,837,195	(126,733)
8	20	10/10/08	28.8%	1,145,080	1,072,584	734,753	665,787	619,208	565,280	2,499,041	2,303,651	195,390
		Subtotal, Year-to-Date		8,342,712	8,143,053	5,564,610	5,664,098	4,511,366	4,126,228	18,418,687	17,933,379	485,308
9	21	10/24/08	32.7%	1,145,080	-	734,753	-	619,208	-	2,499,041	-	-
10	22	11/07/08	36.5%	1,145,080	-	734,753	-	619,208	-	2,499,041	-	-
11	23	11/21/08	40.4%	1,145,080	-	734,753	-	619,208	-	2,499,041	-	-
12	24	12/05/08	44.2%	1,738,316	-	734,753	-	619,208	-	3,092,277	-	-
13	25	12/19/08	48.1%	1,145,080	-	734,753	-	619,208	-	2,499,041	-	-
14	26	01/02/09	51.9%	1,145,080	-	946,174	-	619,208	-	2,710,462	-	-
15	1	01/16/09	55.8%	1,145,080	-	734,753	-	619,208	-	2,499,041	-	-
16	2	01/30/09	59.6%	1,145,080	-	734,753	-	619,208	-	2,499,041	-	-
17	3	02/13/09	63.5%	1,145,080	-	734,753	-	619,208	-	2,499,041	-	-
18	4	02/27/09	67.3%	1,145,080	-	734,753	-	619,208	-	2,499,041	-	-
19	5	03/13/09	71.2%	1,145,080	-	734,753	-	619,208	-	2,499,041	-	-
20	6	03/27/09	75.0%	1,145,080	-	946,174	-	619,208	-	2,710,462	-	-
21	7	04/10/09	78.8%	1,145,080	-	734,753	-	619,208	-	2,499,041	-	-
22	8	04/24/09	82.7%	1,145,080	-	734,753	-	619,208	-	2,499,041	-	-
23	9	05/08/09	86.5%	1,145,080	-	734,753	-	619,208	-	2,499,041	-	-
24	10	05/22/09	90.4%	1,145,080	-	734,753	-	619,208	-	2,499,041	-	-
25	11	06/05/09	94.2%	1,145,080	-	734,753	-	619,208	-	2,499,041	-	-
26	12	06/19/09	98.1%	1,145,080	-	946,174	-	619,208	-	2,710,462	-	-
27	13 (1/2)	07/03/09	100.0%	817,931	-	524,834	-	442,300	-	1,785,065	-	-
		Rounding		-	(3)	-	-	-	(17)	-	(20)	-
		Year-To-Date		30,365,324	8,143,050	19,949,257	5,664,098	16,099,416	4,126,211	66,413,997	17,933,359	48,480,638
		% of Year-to-date Budget Used		-	97.61%	-	101.79%	-	91.46%	-	97.37%	-
		Annual Budget - Regular		29,772,088	-	19,103,573	-	16,379,666	-	65,255,327	-	-
		(A) Police - HBB & Unif. Allow. December 2008		593,236	-	-	-	-	-	593,236	-	-
		(B) Fire - HBB & Unif. Allow. Four Quarters		-	-	845,684	-	-	-	845,684	-	-
		Budget Adjustments		-	-	-	-	(280,250)	-	(280,250)	-	-
		<b>Total Annual Budget</b>		<b>30,365,324</b>	<b>-</b>	<b>19,949,257</b>	<b>-</b>	<b>16,099,416</b>	<b>-</b>	<b>66,413,997</b>	<b>-</b>	<b>27,000%</b>
		% of Annual Budget Used		-	26.82%	-	28.39%	-	25.63%	-	27.00%	-



**General Fund**  
**Net Program Costs**  
**FY 08-09**  
**As Proposed in 10-28-08 Council Report**

Attachment H

Programs	Departmental Expenditures			Net Program Costs		
	Gross Program Costs (Salaries, Services, Supplies)	Interfund Allocations (A)	Net Expenditures	Program Revenues (B)	Total	% of Total
<b>Public Safety:</b>						
Police	\$ 33,657,179	\$ (685,195)	\$32,971,984	\$ (3,957,662)	\$29,014,322	44%
Fire	20,872,477	(83,700)	20,788,777	(3,497,108)	17,291,669	26%
	<u>54,529,656</u>	<u>(768,895)</u>	<u>53,760,761</u>	<u>(7,454,770)</u>	<u>46,305,991</u>	<u>71%</u>
<b>Community Development:</b>						
Building	1,359,928	-	1,359,928	(1,499,364)	(139,436)	0%
Planning	967,389	(149,353)	818,036	(280,900)	537,136	1%
Code Enforcement	791,859	(48,334)	743,525	(443,625)	299,900	0%
Economic Development	2,056,914	(937,356)	1,119,558	(511,000)	608,558	1%
	<u>5,176,090</u>	<u>(1,135,043)</u>	<u>4,041,047</u>	<u>(2,734,889)</u>	<u>1,306,158</u>	<u>2%</u>
<b>Public Works:</b>						
Admin/Engineering	3,320,567	(1,702,594)	1,617,973	(1,444,000)	173,973	0%
Maintenance						
Administration	345,960	(345,960)	-	-	-	
Public Buildings	1,357,392	(252,039)	1,105,353	(10,000)	1,095,353	2%
Streets	1,749,417	(1,215,912)	533,505	(1,000)	532,505	1%
Grounds	702,845	(215,123)	487,722	(108,000)	379,722	1%
Traffic Signs	1,045,866	(907,926)	137,940	(10,000)	127,940	0%
Recycling Program	128,075	-	128,075	(143,800)	(15,725)	0%
Library	58,319	29,574.00	87,893	(30,000)	57,893	0%
Landscape	107,000	-	107,000	(8,000)	99,000	0%
	<u>8,815,441</u>	<u>(4,609,980)</u>	<u>4,205,461</u>	<u>(1,754,800)</u>	<u>2,450,661</u>	<u>4%</u>
<b>Non-departmental:</b>						
Contributions/Other Agencies	750,000	-	750,000	-	750,000	1%
Retiree Health	3,000,000	-	3,000,000	-	3,000,000	5%
Compensated Absences	1,600,000	-	1,600,000	-	1,600,000	2%
Debt Service Transfers	2,120,650	-	2,120,650	-	2,120,650	3%
Bankruptcy consultants	2,500,000	-	2,500,000	-	2,500,000	4%
Utility/Water	570,000	-	570,000	-	570,000	1%
Property Tax Admin Fee	358,000	-	358,000	-	358,000	1%
PC Replacement & Licensing	175,000	-	175,000	-	175,000	0%
Vacancy assumption	(500,000)	-	(500,000)	-	(500,000)	-1%
Other	792,682	(102,145)	690,537	-	690,537	1%
	<u>11,366,332</u>	<u>(102,145)</u>	<u>11,264,187</u>	<u>-</u>	<u>11,264,187</u>	<u>17%</u>
	<u>79,887,519</u>	<u>(6,616,063)</u>	<u>73,271,456</u>	<u>(11,944,459)</u>	<u>61,326,997</u>	<u>94%</u>
<b>Administration</b>						
Legislative	374,603	(162,383)	212,220	-	212,220	0%
Executive	1,234,899	(582,127)	652,772	-	652,772	1%
Legal	1,381,500	(434,652)	946,848	-	946,848	1%
Finance	3,656,451	(1,907,902)	1,748,549	-	1,748,549	3%
Human Resources	1,067,711	(421,694)	646,017	-	646,017	1%
	<u>7,715,164</u>	<u>(3,508,758)</u>	<u>4,206,406</u>	<u>-</u>	<u>4,206,406</u>	<u>6%</u>
	<u>\$ 87,602,683</u>	<u>\$ (10,124,821)</u>	<u>\$77,477,862</u>	<u>\$ (11,944,459)</u>	<u>\$65,533,403</u>	<u>100%</u>

**Definitions**

(A)

**Interfund Allocations**

The cost of services provided by the General Fund to Enterprise and other funds

(B)

**Program Revenues**

Program revenues are those earned directly by departments for the services they provide to customers outside the City, such as inspection fees.

**08-09 Midyear Budget Review  
Proposed Budget Adjustments  
October 28, 2008 Council Report**

	<u>Revenue</u>	<u>Expenditure</u>	<u>Reserves</u>	<u>Net</u>
<b>General Fund</b>				
<b><u>Beginning Available Fund Balance</u></b>				
To update Beginning balance for preliminary 07-08 results	-	-	797,195	797,195
<b><u>Updated Revenue Projections</u></b>				
<b><u>General Tax Revenues</u></b>				
Property Taxes	\$ (1,059,037)			
Sales Tax	(1,115,000)			
Motor Vehicle License Fee	(481,635)			
Excise Tax	(120,000)			
Franchise/Utility User Tax	(222,913)			
Rentals	(84,321)			
Remove State Budget Risk	1,000,000			
Subtotal, Updated Revenue Projections	<u>(2,082,906)</u>	<u>-</u>	<u>-</u>	<u>(2,082,906)</u>
<b><u>Program Updates</u></b>				
<b><u>Police</u></b>				
To update grant and other revenues:				
Prop 172 - Sales Tax	(30,000)			
Reimbursement from School District	(120,000)			
High Tech Task Force	(50,000)			
Parking Fines	(100,000)			
False Alarm Fees	(100,000)			
Solano County Gang Task Force Grant	75,000			
Salaries and Benefits - To expand Cadet program		\$ 50,000		
County allocation -Booking fees (State budget impact)		40,000		
Reduction in Interfund Grant Reimbursements		165,000		
	<u>(325,000)</u>	<u>255,000</u>	<u>-</u>	<u>(580,000)</u>
<b><u>Fire</u></b>				
To update grant and other revenues:				
East Vallejo Fire Dist	40,000			
Miscellaneous Reimbursements	105,000			
Fire Training Academy		250,000		
	<u>145,000</u>	<u>250,000</u>	<u>-</u>	<u>(105,000)</u>
<b><u>Community Development</u></b>				
To update program revenue projection				
Building Fees	(125,636)			
Planning Fees	(157,087)			
To cancel budget for disbanded Business Improvement District	<u>(35,000)</u>	<u>(35,000)</u>		
	<u>(317,723)</u>	<u>(35,000)</u>	<u>-</u>	<u>(282,723)</u>
<b><u>Public Works - Maintenance Division</u></b>				
Miscellaneous Reimbursements	23,700			
Operating services and supplies		21,000		
	<u>23,700</u>	<u>21,000</u>	<u>-</u>	<u>2,700</u>
<b><u>Executive</u></b>				
City Manager 10% Furlough Leave Savings		(15,000)		
	-	<u>(15,000)</u>	<u>-</u>	<u>15,000</u>
<b><u>Finance</u></b>				
Gross up for Business License Fees for MAS audit results	200,000			
Professional fees - Municipal Auditing Services (50%)		100,000		
	<u>200,000</u>	<u>100,000</u>	<u>-</u>	<u>100,000</u>

**08-09 Midyear Budget Review  
Proposed Budget Adjustments  
October 28, 2008 Council Report**

	<u>Revenue</u>	<u>Expenditure</u>	<u>Reserves</u>	<u>Net</u>
<b><u>Technology Fees</u></b>				
To transfer restricted technology fees to Capital Fund #201:				
07-08 Development Service Tech Fees (from reserve)		75,633	75,633	
07-08 Public Works Engineering Tech Fees (from reserve)		17,006	17,006	
08-09 Development Services Tech Fees (from current revenue)		105,000		
08-09 Public Works Engineering Tech Fees (from current revenue)		54,000		
	-	251,639	92,639	(159,000)
<b><u>Non-Department</u></b>				
Reduction in Marina Fund Debt Service subsidy		(100,000)		
Bankruptcy Attorneys and Consultants		500,000		
Rounding		266		
	-	400,266	-	(400,266)
Subtotal, Program Updates	(274,023)	1,227,905	92,639	(1,409,289)
<b><u>Reserve Transactions</u></b>				
To draw on restricted fee reserves to fund current operations:				
General Plan Reserve for Housing element			100,000	100,000
Building Technology from Permit Coordinator Fee			75,000	75,000
	-	-	175,000	175,000
Subtotal	(2,356,929)	1,227,905	1,064,834	(2,520,000)
<b><u>Budget Reductions/ Mitigation</u></b>				
<b><u>One-time Funds</u></b>				
Transfer of unrestricted balances from other funds:				
Solid Waste Disposal Fund #135	75,000			
Repair and Demolition Fund #142	45,000			
	120,000	-	-	120,000
<b><u>Police</u></b>				
Salary/benefits savings		(800,000)		
	-	(800,000)	-	800,000
<b><u>Fire</u></b>				
Salary/benefits savings		(600,000)		
	-	(600,000)	-	600,000
<b><u>Non-Department</u></b>				
To further defer 25% payout due to Spring 2008 retirees		(1,000,000)		
	-	(1,000,000)	-	1,000,000
Subtotal, Budget Reductions/Mitigation	120,000	(2,400,000)	-	2,520,000
Total, General Fund adjustments	\$ (2,236,929)	\$ (1,172,095)	\$ 1,064,834	\$ -

**08-09 Midyear Budget Review  
Proposed Budget Adjustments  
October 28, 2008 Council Report**

	<u>Revenue</u>	<u>Expenditure</u>	<u>Reserves</u>	<u>Net</u>
<b><u>Other Funds</u></b>				
<b><u>Mare Island CFD 2009-1 #349</u></b>				
To appropriate revenue and expenditures for Touro start-up costs:				
Charges for Services Revenue	475,000			
Professional Services		475,000		
	<u>475,000</u>	<u>475,000</u>	-	-
<b><u>Outside Funded Services #129</u></b>				
To appropriate revenue and expenditures for Touro Reuse 1 A Maintenance:				
Charges for Services Revenue	27,000			
Other Services Expenditure		27,000		
	<u>27,000</u>	<u>27,000</u>	-	-
<b><u>Solid Waste Disposal Fund #135</u></b>				
Transfer unrestricted funds to General Fund				
	-	75,000	75,000	-
	<u>-</u>	<u>75,000</u>	<u>75,000</u>	<u>-</u>
<b><u>Repair and Demolition Fund #142</u></b>				
Transfer unrestricted funds to General Fund				
	-	45,000	45,000	-
	<u>-</u>	<u>45,000</u>	<u>45,000</u>	<u>-</u>
<b><u>California Dept - Correction/Rehabilitation Grant Fund #156</u></b>				
To reduce State grant revenues				
	(165,000)			
To reduce General Fund Interfund Reimbursement				
		(165,000)		
	<u>(165,000)</u>	<u>(165,000)</u>	-	-
<b><u>Hiddenbrook LMD #138</u></b>				
Utility Corridor Maintenance				
	-	200,000	200,000	-
	<u>-</u>	<u>200,000</u>	<u>200,000</u>	<u>-</u>
<b><u>Cimarron Hills LMD # 171</u></b>				
Insurance Reimbursement				
Services	2,000			
	<u>2,000</u>	<u>2,000</u>	-	-
<b><u>Northgate LMD #178</u></b>				
Miscellaneous Reimbursement	32,000			
Mandarich warranty/maintenance		32,000		
	<u>32,000</u>	<u>32,000</u>	-	-
<b><u>Admin Trust Fund # 601</u></b>				
PD designated programs - Revenue				
	25,000			
PD designated programs - Supplies				
		25,000		
	<u>25,000</u>	<u>25,000</u>	-	-
<b><u>Capital Outlay Fund #201</u></b>				
To appropriate revenue and expenditures for Technology Fees:				
a) Development Services - Planning				
Transfer in	180,633			
Service/ Supplies		180,633		
	<u>180,633</u>	<u>180,633</u>	-	-
b) Public Works - Engineering				
Transfer in	71,006			
Service/ Supplies		71,006		
	<u>71,006</u>	<u>71,006</u>	-	-
	<u>251,639</u>	<u>251,639</u>	-	-
<b>Total, Other Funds adjustments</b>	<b><u>\$ 647,639</u></b>	<b><u>\$ 967,639</u></b>	<b><u>\$ 320,000</u></b>	<b><u>\$ -</u></b>

J:\FY 08-09\Midyear Budget Reports\October 2008\Proposed October Midyear Adjustments at 10-27-08.xls\Council Report Attachment

**VALLEJO REDEVELOPMENT AGENCY**  
**SPECIAL MEETING**  
**DECEMBER 18, 2007**  
**MINUTES**

**1. CALL TO ORDER**

A special meeting of the Vallejo Redevelopment Agency was called to order at 7:54 p.m. by Chairman Osby Davis. Member Gomes was excused. All other Members were present.

**2. ROLL CALL**

Present: Chairman Davis, Vice Chair Bartee, Chairmembers Hannigan, Schivley, Sunga and Wilson

Absent: Chairmember Gomes (excused)

Staff: Executive Director Joseph Tanner  
City Attorney Fred Soley  
Secretary Mary Ellsworth

**3. ADMINISTRATIVE ITEMS**

- A. APPROVAL OF A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A TRI-PARTY DESIGN CONSULTANT SERVICES AGREEMENT BETWEEN THE CITY OF VALLEJO REDEVELOPMENT AGENCY, TRIAD DOWNTOWN VALLEJO LLC AND BELLECI AND ASSOCIATES INC, FOR THE DOWNTOWN VALLEJO SQUARE SIDEWALK AND STREET IMPROVEMENT PROJECT

RESOLUTION NO. 07-20 offered by Vice Mayor Bartee authorizing the Executive Director to execute a Tri-Party Design Consultant Services Agreements between the City of Vallejo Redevelopment Agency, Triad Downtown Vallejo LLC and Belleci and Associates Inc, for the design of Downtown Vallejo Square Sidewalk and Street Improvement Project.

**4. ADJOURN TO SPECIAL JOINT MEETING WITH THE VALLEJO CITY COUNCIL**

The meeting adjourned at the special joint meeting with the Vallejo City Council at 8:00 p.m.

\_\_\_\_\_  
OSBY DAVIS, CHAIRMAN

ATTEST: \_\_\_\_\_  
MARY ELLSORTH, SECRETARY



**BOARD COMMUNICATION**

Date: October 28, 2008

TO: Chairman and Members of the Redevelopment Agency

FROM: Craig Whittom, Assistant City Manager/Community Development *CW*  
Melinda Nestlerode, Acting Housing and Community Development Manager *M. Nestlerode*

SUBJECT: BUCHONGO SETTLEMENT AGREEMENT ANNUAL REPORT FOR CALENDAR YEAR 2007

BACKGROUND AND DISCUSSION

In 1999, the Vallejo Redevelopment Agency entered into an affordable housing agreement with Legal Services of Northern California known as the "Buchongo Settlement Agreement." In this Agreement, the Agency agreed to provide 425 units of affordable housing to low- and moderate-income Vallejo residents within eight years, (or by August 2007).

Low- and moderate-income, in this case, is defined as up to 120 percent of the median family income for the area. However, of the 425 units to be produced, 300 of them must be for very low-income persons (0 to 50 percent of the area median income). One hundred twenty-five (125) of these 300 units must be multi-family units, of two bedrooms or more.

Since 1999, the Agency has made significant progress toward its goal of creating 425 affordable units, and has substantially met its obligations under the Buchongo Agreement. However, the Agency must still produce eight more units or two bedrooms or more, affordable to very low-income families. In April 2007, the Agency reached agreement on a two-year extension of time to satisfy the Buchongo requirements, as allowed in the Agreement, or until August 12, 2009.

The production of (and credit for) housing units under this Agreement may be accomplished by either new housing construction, or the substantial rehabilitation of housing. Substantial rehabilitation is defined in the Agreement as an amount of rehabilitation of at least \$40,000, (increased for inflation during the term of the Agreement, now at \$53,000 per unit), or 25 percent of the after-rehabilitation value of the unit.

In addition, covenants of affordability of at least 45 years for owner-occupied properties, and at least 55 years for rental properties, must be signed and recorded for properties under this Agreement, pursuant to State law.

Accomplishments and Reporting Requirements

As noted above, the Agency and the City of Vallejo have taken several actions toward reaching the goals of the Buchongo Agreement. To accomplish these goals, the City and Redevelopment Agency entered into Participation Agreements with affordable housing

developers to produce affordable units. The Redevelopment Agency receives "credit" for these units toward meeting the terms of the Buchongo Agreement.

These "credits" have been earned through the new construction and substantial rehabilitation of multi-family and senior housing. Nearly \$10 million has been loaned to developers by the Redevelopment Agency or the City of Vallejo to assist in the completion of these "Buchongo-eligible" projects.

The Buchongo Settlement Agreement Annual Report for Calendar Year 2007 is enclosed as Attachment "A". This report provides the information pursuant to the terms of the Agreement, and also in the format required. The report was reviewed by the Housing and Redevelopment Commission at its October 8, 2008 meeting.

### Completed Projects

As of December 31, 2007, four developers have completed construction projects: (1) Citizens Housing, for Sereno Village Apartments; (2) BRIDGE Housing, for Marina Tower Annex, and Marina Tower; (3) Simpson Housing, for Bay View Vista Senior Apartments, and (4) Affirmed Housing Group, for Avian Glen Apartments. These developers obtained low-income housing tax credits.

The construction of Sereno Village (125 rental units for families) by Citizens Housing, Bay View Vista (192 rental units for seniors) by Simpson Housing, and Avian Glen Apartments (87 rental units for families) by Affirmed Housing, has been completed. BRIDGE Housing has also completed the substantial rehabilitation of Marina Tower Annex, (45 rental units for very low-income seniors), and Marina Tower, (155 units for very low-income seniors).

### Graham Gardens Project

Vallejo Neighborhood Housing Services, Inc. (VNHS) planned to construct 22 for-ownership duet homes, known as Graham Gardens, at the corner of Mini and Stanford Drives, beginning in 2007. The City has loaned HOME Program funds toward the project. It was anticipated that the completion of this development would enable the Redevelopment Agency to meet its requirement under the terms of the Settlement Agreement in full. In October 2007, an updated appraisal required by the proposed construction lender indicated this project is not financially feasible.

### Additional Buchongo-Eligible Options

Since August of 2007, staff has pursued other avenues for completing the final eight housing units required under the Settlement Agreement, e. g., the acquisition and rehabilitation of existing affordable housing units, either rental or ownership. Eden Housing, Inc., a preferred non-profit housing developer of the City, completed a site feasibility analysis in 2008. A viable project was not identified.

In addition, VNHS may use a portion of its Federal HOME Program funds allocated by the City to pursue the acquisition/rehabilitation of one or more foreclosed properties, which can be purchased and occupied by very low-income families.

### Conclusion

Based on the housing units produced to date, and because the Graham Gardens Project is not able to proceed, the Redevelopment Agency may not fully comply with the terms of the Settlement Agreement by August 12, 2009. Staff will continue to attempt to identify options for compliance, and will update the Agency Board in January 2009 on the status of its efforts.

### Fiscal Impact

None at this time.

### RECOMMENDATION

This is an informational item only. No action will be taken.

### ALTERNATIVES CONSIDERED

A calendar year report on the Redevelopment Agency's performance under the terms of the Settlement Agreement is required. Therefore, no other alternatives were considered.

### ENVIRONMENTAL REVIEW

An environmental review is not required.

### PROPOSED ACTION

Informational item only. No action will be taken.

### DOCUMENTS AVAILABLE FOR REVIEW

Attachment "A" - Buchongo Settlement Agreement Annual Report for Calendar Year 2007

### PREPARED BY/CONTACT:

Craig Whittom, Assistant City Manager/Community Development, (707) 648-4579, or [cwhittom@ci.vallejo.ca.us](mailto:cwhittom@ci.vallejo.ca.us).

Melinda Nestlerode, Acting Housing and Community Development Manager, (707) 648-4408, or [mnestlerode@ci.vallejo.ca.us](mailto:mnestlerode@ci.vallejo.ca.us).



Guy L. Ricca, Senior Community Development Analyst, (707) 648-4395, or [gricca@ci.vallejo.ca.us](mailto:gricca@ci.vallejo.ca.us).

**CHART 1**  
**ANNUAL SECTION 33418 UPDATE (SUMMARY OF ALL ANNUAL REPORTS RECEIVED THIS YEAR -**  
**OR ATTACH THIS FORM FROM EACH PROJECT AS COMPLETED BY MANAGER/OWNER)**  
 (Income Information to be Supplied by Tenant to Owner in Certified Statement on Form Provided by Agency)

1. Name of Owner and Address/Unit # (For Owner Occupied Units) or Name and Address of Owner or Manager and Address/Unit # of Tenant (For Rental Units)	2. # BR	3. L, VL, M, or AM <sup>1</sup>	4. Name of New Owner (For Owner Occupied Units Only, If Ownership Has Changed)	5. Date of Any Ownership Change (For Owner- Occupied Units Only)	6. Current Rent (For Rental Units Only)	7. Current Monthly Household Income	8. Current # Persons in House- hold	9. Date Each Year Annual Monitoring Report Due	10. Date Annual Monitoring Report Submitted to Agency
<u>e attached reports.</u>									

Chart 1, Page 1 of 1, Period beginning January 1, 2007 and ending December 31, 2007

<sup>1</sup> "VL" refers to housing units available at affordable housing cost or affordable rent to and occupied by very low income households, as defined in Part II of the Settlement Agreement; "L" refers to housing units available at affordable housing cost or affordable rent to and occupied by low income households, as defined in Part II of the Settlement Agreement; "M" refers to housing units available at affordable housing cost or affordable rent to and occupied by moderate income households, as defined in Part II of the Settlement Agreement; "AM" refers to housing units which are not affordable to low, very low or moderate income households, and are included here for clarification purposes.

**Rent Roll  
Avian Glen Apartments  
December 2007**

Page 1  
1/10/2008  
03:37 PM

Unit	Unit Type	Resident Code	Resident Name	Unit Sqft	Market Rent	Actual Rent	Deposit	Move In	Move Out
A-11	av82-25	t0005588	[REDACTED]	918.0	371.00	371.00	371.00	05/31/07	
A-12	avn3-60	t0006892	[REDACTED]	1,240.0	1,107.00	1,107.00	0.00	12/12/07	
A-21	avn2-50	t0005165	[REDACTED]	918.0	779.00	779.00	779.00	04/03/07	
A-22	avn3-60	t0005648	[REDACTED]	1,240.0	1,107.00	1,107.00	1,107.00	04/30/07	
A-31	avn3-60	t0005372	[REDACTED]	1,240.0	1,107.00	1,107.00	1,107.00	04/30/07	
A-32	av82-25	t0005589	[REDACTED]	918.0	371.00	371.00	600.00	05/31/07	
B-01	av82-25	t0005590	[REDACTED]	918.0	965.00	371.00	371.00	05/31/07	
B-02	av83-25	t0005689	[REDACTED]	1,240.0	1,107.00	421.00	421.00	06/20/07	
B-11	avn2-50	t0005198	[REDACTED]	918.0	779.00	779.00	755.00	04/13/07	
B-12	avn3-60	t0005201	[REDACTED]	1,240.0	1,107.00	1,107.00	1,081.00	04/05/07	
B-21	avn2-60	t0005204	[REDACTED]	918.0	965.00	965.00	941.00	04/04/07	
B-22	avn3-60	t0005346	[REDACTED]	1,240.0	1,107.00	1,107.00	1,107.00	04/28/07	
B-31	avn3-50	t0005206	[REDACTED]	1,240.0	892.00	892.00	866.00	04/01/07	
B-32	avn2-50	t0005207	[REDACTED]	918.0	779.00	779.00	755.00	03/31/07	
C-01	av82-35	t0005652	[REDACTED]	918.0	541.00	541.00	541.00	06/01/07	
C-02	avn3-60	t0005653	[REDACTED]	1,240.0	1,095.00	1,095.00	1,107.00	06/01/07	
C-03	av81-25	t0005686	[REDACTED]	600.0	444.00	312.00	312.00	06/29/07	
C-11	avn2-60	t0005685	[REDACTED]	918.0	965.00	965.00	965.00	06/30/07	
C-12	avn3-60	t0005654	[REDACTED]	1,240.0	1,107.00	1,107.00	1,107.00	06/01/07	
C-13	av81-25	t0005683	[REDACTED]	600.0	425.00	312.00	312.00	06/25/07	
C-21	avn2-60	t0005208	[REDACTED]	918.0	965.00	965.00	941.00	04/02/07	
C-22	avn3-50	t0005209	[REDACTED]	1,240.0	892.00	892.00	866.00	04/01/07	
C-23	avn1-35	t0005333	[REDACTED]	600.0	444.00	444.00	425.00	04/30/07	
C-24	avn1-35	t0005383	[REDACTED]	600.0	444.00	444.00	444.00	04/30/07	
C-31	emp2unit	t0005397	[REDACTED]	1,240.0	1,176.00	1,176.00	0.00	04/30/07	
C-32	avn2-60	t0005347	[REDACTED]	918.0	965.00	965.00	1,065.00	04/23/07	
D-01	av82-35	t0005688	[REDACTED]	918.0	965.00	541.00	541.00	06/30/07	
D-02	av83-25	t0005655	[REDACTED]	1,240.0	1,107.00	421.00	842.00	06/26/07	
D-11	avn2-50	t0005210	[REDACTED]	918.0	779.00	779.00	755.00	03/30/07	
-12	avn3-60	t0005336	[REDACTED]	1,240.0	1,107.00	1,107.00	1,107.00	04/30/07	
-21	avn2-50	t0005681	[REDACTED]	918.0	779.00	779.00	755.00	04/01/07	
D-22	avn3-60	t0005211	[REDACTED]	1,240.0	1,107.00	1,107.00	1,081.00	04/06/07	
D-31	avn3-60	t0005348	[REDACTED]	1,240.0	1,107.00	1,107.00	1,107.00	04/26/07	
D-32	avn2-60	t0005338	[REDACTED]	918.0	965.00	965.00	941.00	04/30/07	
E-01	av82-35	t0005656	[REDACTED]	918.0	965.00	541.00	541.00	06/01/07	
E-02	av83-35	t0005657	[REDACTED]	1,240.0	1,107.00	617.00	1,107.00	06/01/07	
E-11	avn2-60	t0005682	[REDACTED]	918.0	965.00	965.00	966.00	06/25/07	
E-12	avn3-60	t0005684	[REDACTED]	1,240.0	1,107.00	1,107.00	1,107.00	06/13/07	
E-21	avn2-50	t0005213	[REDACTED]	918.0	779.00	779.00	755.00	03/31/07	
E-22	avn3-60	t0005340	[REDACTED]	1,240.0	1,085.00	1,085.00	1,085.00	04/17/07	
E-23	avn1-35	t0005341	[REDACTED]	600.0	425.00	425.00	425.00	04/17/07	
E-31	avn3-60	t0005339	[REDACTED]	1,240.0	1,107.00	1,107.00	1,107.00	04/25/07	
E-32	avn2-60	t0005342	[REDACTED]	918.0	965.00	965.00	941.00	04/03/07	
F-11	av82-35	t0005659	[REDACTED]	918.0	965.00	541.00	167.00	06/01/07	
F-12	av83-35	t0005658	[REDACTED]	1,240.0	1,107.00	617.00	617.00	06/01/07	
F-21	avn2-60	t0006852	[REDACTED]	918.0	965.00	965.00	965.00	11/21/07	
F-22	avn3-60	t0005864	[REDACTED]	1,240.0	1,107.00	1,107.00	1,107.00	06/30/07	
F-31	avn3-60	t0005368	[REDACTED]	1,240.0	1,107.00	1,107.00	1,107.00	04/30/07	
F-32	avn2-50	t0005349	[REDACTED]	918.0	779.00	779.00	755.00	03/31/07	
G-11	av82-35	t0005690	[REDACTED]	918.0	965.00	541.00	541.00	06/30/07	
G-12	avn3-60	t0005363	[REDACTED]	1,240.0	1,107.00	1,107.00	1,107.00	04/30/07	
G-21	avn2-50	t0005343	[REDACTED]	918.0	779.00	779.00	755.00	03/30/07	
G-22	avn3-60	t0005377	[REDACTED]	1,240.0	1,107.00	1,107.00	1,107.00	04/30/07	
G-31	avn3-60	t0005366	[REDACTED]	1,240.0	1,107.00	1,107.00	1,107.00	04/30/07	
G-32	avn2-60	t0005392	[REDACTED]	918.0	922.00	922.00	941.00	04/30/07	
H-11	av82-35	t0005649	[REDACTED]	918.0	965.00	541.00	541.00	06/01/07	
H-12	av83-35	t0005650	[REDACTED]	1,240.0	1,107.00	617.00	617.00	06/01/07	
H-21	avn2-60	t0005350	[REDACTED]	918.0	965.00	965.00	941.00	04/18/07	
H-22	avn3-50	t0005351	[REDACTED]	1,240.0	892.00	892.00	866.00	04/01/07	
H-23	avn1-35	t0005318	[REDACTED]	600.0	444.00	444.00	444.00	03/15/07	
H-31	avn3-60	t0005352	[REDACTED]	1,240.0	1,107.00	1,107.00	1,107.00	04/22/07	
H-32	avn2-60	t0005353	[REDACTED]	918.0	941.00	941.00	941.00	04/20/07	
J-01	avn2-60	t0005354	[REDACTED]	918.0	965.00	965.00	941.00	04/27/07	
J-11	av82-35	t0005651	[REDACTED]	918.0	965.00	541.00	541.00	06/01/07	
-12	avn3-60	t0005369	[REDACTED]	1,240.0	1,107.00	1,107.00	1,107.00	04/30/07	12/31/07
-21	avn2-50	t0006467	[REDACTED]	918.0	965.00	965.00	965.00	09/05/07	
J-22	avn3-60	t0005334	[REDACTED]	1,240.0	1,059.00	1,059.00	1,107.00	04/04/07	
J-23	av81-25	t0005660	[REDACTED]	600.0	444.00	312.00	425.00	06/21/07	
J-24	avn1-35	t0005361	[REDACTED]	600.0	444.00	444.00	425.00	04/04/07	
J-31	avn3-60	t0005374	[REDACTED]	1,240.0	1,107.00	1,107.00	1,107.00	04/30/07	

**Rent Roll**  
**Avian Glen Apartments**  
**December 2007**

Page 2  
1/10/2008  
03:37 PM

Unit	Unit Type	Resident Code	Resident Name	Unit Sqft	Market Rent	Actual Rent	Deposit	Move In	Move Out
J-32	emp2unit	10005398	[REDACTED]	918.0	1,018.00	1,018.00	0.00	04/30/07	
K-01	avn2-60	10005087	[REDACTED]	918.0	965.00	965.00	941.00	04/24/07	
K-02	avn3-60	10005388	[REDACTED]	1,240.0	1,107.00	1,107.00	1,107.00	04/30/07	
K-11	avn2-60	10005357	[REDACTED]	918.0	941.00	941.00	941.00	04/17/07	
K-12	avn3-60	10006850	[REDACTED]	1,240.0	1,107.00	1,107.00	1,107.00	11/29/07	
K-21	avn2-60	10006948	[REDACTED]	918.0	965.00	965.00	0.00	12/21/07	
K-22	avn3-60	10006466	[REDACTED]	1,240.0	1,070.00	1,070.00	1,107.00	08/29/07	
K-23	av81-35	10005692	[REDACTED]	600.0	453.00	453.00	453.00	06/29/07	
K-31	avn3-60	10005359	[REDACTED]	1,240.0	1,107.00	1,107.00	1,107.00	04/20/07	
K-32	avn2-50	10005360	[REDACTED]	918.0	779.00	779.00	755.00	04/02/07	
L-11	avn2-60	10005661	[REDACTED]	918.0	965.00	965.00	965.00	05/25/07	
L-12	avn3-60	10005378	[REDACTED]	1,240.0	1,080.00	1,080.00	1,107.00	04/30/07	
L-21	avn2-60	10005379	[REDACTED]	918.0	965.00	965.00	965.00	04/28/07	
L-22	av83-35	10005687	[REDACTED]	1,240.0	1,107.00	617.00	617.00	06/01/07	
L-23	av81-35	10005662	[REDACTED]	600.0	444.00	453.00	453.00	06/01/07	
L-31	avn3-60	10006751	[REDACTED]	1,240.0	892.00	1,107.00	1,107.00	11/07/07	
L-32	avn2-60	10005370	[REDACTED]	918.0	965.00	965.00	965.00	04/30/07	
87			Total - Less Excluded Units	88,922.0	79,851.00	73,228.00	69,557.00		
87			Total Occupied	88,922	79,851.00	73,228.00			
100.00			% Occupied	100.00	100.00	91.71			
0			Total Vacant	0	0.00				
0.00			% Vacant	0.00	0.00				

# Original LIHTC Residents Tracking Form

This form is to be completed for every Low Income Housing Tax Credit Community to show the original qualifying residents in each building. Be sure to include market rate units (if not 100% LIHTC). Please use a separate form for each building (BIN number) in the Community. If the unit did not originally qualify, list as "Empty".

*No qualifying dates should exist that are prior to the "placed in service date."*

		<b>Date</b>	
Community Name	Avian Glen Apartments	BIN #	CA2004-864-01
Address	301 Avian Dr.	Placed In Service Date	
City & Zip	Vallejo, CA 94590		
County	Solano County	Total Units	6
		LIHTC Units	6

						(choose one)	
Unit #	# of Bdrms	Household Name	Qlfy Date	Annual Income	LIHTC Set Aside %	Market Unit	
A-11	2	██████████	05/31/2007	10,513.00	25%		
A-12	3	██████████	04/30/2007	51,480.00	60%		
A-21	2	██████████	04/03/2007	16,968.00	50%		
A-22	3	██████████	04/30/2007	21,867.00	60%		
A-31	3	██████████	04/30/2007	30,260.00	60%		
A-32	2	██████████	05/31/2007	7,152.00	25%		

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*No qualifying dates should exist that are prior to the "placed in service date."*

		<b>Date</b>	
Community Name	Avian Glen Apartments	BIN #	CA2004-864-02
Address		Placed In Service Date	
301 Avian Dr.			
City & Zip			
Vallejo, CA 94590			
County		Total Units	8
Solano County			
		LIHTC Units	8

						(choose one)	
Unit #	# of Bdrms	Household Name	Qlfy Date	Annual Income	LIHTC Set Aside %	Market Unit	
B-01	2	██████████	05/31/2007	7,008.00	25%		
B-02	3	██████████	06/20/2007	10,784.00	25%		
B-11	2	██████████	04/13/2007	20,160.00	50%		
B-12	3	██████████	04/05/2007	26,155.00	60%		
B-21	2	██████████	04/04/2007	40,577.00	60%		
B-22	3	██████████	04/28/2007	44,408.00	60%		
B-31	3	██████████	04/01/2007	30,864.00	50%		
B-32	2	██████████	03/31/2007	25,836.00	50%		

# Original LIHTC Residents Tracking Form

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*No qualifying dates should exist that are prior to the "placed in service date."*

		<b>Date</b>	
Community Name	Avian Glen Apartments	BIN #	CA2004-864-03
Address	301 Avian Dr.	Placed In Service Date	
City & Zip	Vallejo, CA 94590		
County	Solano County	Total Units	12
		LIHTC Units	11

					(choose one)	
Unit #	# of Bdrms	Household Name	Qlify Date	Annual Income	LIHTC Set Aside %	Market Unit
C-01	2	██████████	06/01/2007	11,700.00	35%	
C-02	3	██████████	06/01/2007	28,340.00	60%	
C-03	1	██████████	06/29/2007	11,069.00	25%	
C-11	2	██████████	06/30/2007	38,220.00	60%	
C-12	3	██████████	06/01/2007	36,793.00	60%	
C-13	1	██████████	06/25/2007	9,000.00	25%	
C-21	2	██████████	04/02/2007	34,660.00	60%	
C-22	3	██████████	04/01/2007	10,273.00	50%	
C-23	1	██████████	04/30/2007	9,432.00	35%	
C-24	1	██████████	04/30/2007	14,114.00	35%	
C-31	0	██████████	04/30/2007	0.00		Exempt
C-32	2	██████████	04/23/2007	23,671.00	60%	

# Original LIHTC Residents Tracking Form

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*No qualifying dates should exist that are prior to the "placed in service date."*

		<b>Date</b>	
Community Name	Avian Glen Apartments	BIN #	CA2004-864-04
Address	301 Avian Dr.	Placed In Service Date	
City & Zip	Vallejo, CA 94590		
County	Solano County	Total Units	8
		LIHTC Units	8

						(choose one)	
Unit #	# of Bdrms	Household Name	Qify Date	Annual Income	LIHTC Set Aside %	Market Unit	
D-01	2	██████████	06/30/2007	13,908.00	35%		
D-02	3	██████████	06/26/2007	14,483.00	25%		
D-11	2	██████████	03/30/2007	26,400.00	50%		
D-12	3	██████████	04/30/2007	58,769.00	60%		
D-21	2	██████████	06/01/2007	18,673.00	50%		
D-22	3	██████████	04/06/2007	38,000.00	60%		
D-31	3	██████████	04/26/2007	32,116.00	60%		
D-32	2	██████████	04/30/2007	21,129.00	60%		



# Original LIHTC Residents Tracking Form

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*No qualifying dates should exist that are prior to the "placed in service date."*

		<i>Date</i>	
Community Name	Avian Glen Apartments	BIN #	CA2004-864-05
Address	301 Avian Dr.	Placed In Service Date	
City & Zip	Vallejo, CA 94590		
County	Solano County	Total Units	9
		LIHTC Units	9

					(choose one)	
Unit #	# of Bdrms	Household Name	Qlfy Date	Annual Income	LIHTC Set Aside %	Market Unit
E-01	2	[REDACTED]	06/01/2007	14,369.00	35%	
E-02	3	[REDACTED]	06/01/2007	25,544.00	35%	
E-11	2	[REDACTED]	06/25/2007	27,648.00	50%	
E-12	3	[REDACTED]	06/13/2007	40,559.79	60%	
E-21	2	[REDACTED]	03/31/2007	19,929.00	50%	
E-22	3	[REDACTED]	04/17/2007	13,691.00	60%	
E-23	1	[REDACTED]	04/17/2007	14,760.00	35%	
E-31	3	[REDACTED]	04/25/2007	31,981.00	60%	
E-32	2	[REDACTED]	04/03/2007	35,560.00	60%	

# Original LIHTC Residents Tracking Form

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*No qualifying dates should exist that are prior to the "placed in service date."*

		<b>Date</b>	
Community Name	Avian Glen Apartments	BIN #	CA2004-864-06
Address		Placed In Service Date	
301 Avian Dr.			
City & Zip	Vallejo, CA 94590		
County	Solano County	Total Units	6
		LIHTC Units	6

					(choose one)	
Unit #	# of Bdrms	Household Name	Qlfy Date	Annual Income	LIHTC Set Aside %	Market Unit
F-11	2	[REDACTED]	06/01/2007	14,088.00	35%	
F-12	3	[REDACTED]	06/01/2007	20,717.00	35%	
F-21	2	[REDACTED]	04/15/2007	33,927.00	60%	
F-22	3	[REDACTED]	06/30/2007	33,113.26	60%	
F-31	3	[REDACTED]	04/30/2007	33,048.00	60%	
F-32	2	[REDACTED]	03/31/2007	19,200.00	50%	

# Original LIHTC Residents Tracking Form

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*No qualifying dates should exist that are prior to the "placed in service date."*

		<i>Date</i>	
Community Name	Avian Glen Apartments	BIN #	CA2004-864-07
Address	301 Avian Dr.	Placed In Service Date	
City & Zip	Vallejo, CA 94590		
County	Solano County	Total Units	6
		LIHTC Units	6

					(choose one)	
Unit #	# of Bdrms	Household Name	Qlfy Date	Annual Income	LIHTC Set Aside %	Market Unit
G-11	2	[REDACTED]	06/30/2007	15,076.00	35%	
G-12	3	[REDACTED]	04/30/2007	43,098.00	60%	
G-21	2	[REDACTED]	03/30/2007	16,476.00	50%	
G-22	3	[REDACTED]	04/30/2007	39,744.00	60%	
G-31	3	[REDACTED]	04/30/2007	45,765.00	60%	
G-32	2	[REDACTED]	04/30/2007	24,158.00	60%	

# Original LIHTC Residents Tracking Form

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*No qualifying dates should exist that are prior to the "placed in service date."*

		<b>Date</b>	
Community Name	Avian Glen Apartments	BIN #	CA2004-864-08
Address	301 Avian Dr.	Placed In Service Date	
City & Zip	Vallejo, CA 94590		
County	Solano County	Total Units	7
		LIHTC Units	7

					(choose one)	
Unit #	# of Bdrms	Household Name	Qlfy Date	Annual Income	LIHTC Set Aside %	Market Unit
H-11	2	██████████	06/01/2007	16,260.00	35%	
H-12	3	██████████	06/01/2007	23,151.00	35%	
H-21	2	██████████	04/18/2007	28,410.00	60%	
H-22	3	██████████	04/01/2007	29,742.00	50%	
H-23	1	██████████	03/15/2007	11,808.00	35%	
H-31	3	██████████	04/22/2007	36,000.00	60%	
H-32	2	██████████	04/20/2007	17,123.00	60%	

# Original LIHTC Residents Tracking Form

This form is to be completed for every Low Income Housing Tax Credit Community to show the original qualifying residents in each building. Be sure to include market rate units (if not 100% LIHTC). Please use a separate form for each building (BIN number) in the Community. If the unit did not originally qualify, list as "Empty".

*No qualifying dates should exist that are prior to the "placed in service date."*

<b>Date</b>	
Community Name Avian Glen Apartments	BIN # CA2004-864-09
Address 301 Avian Dr.	Placed In Service Date
City & Zip Vallejo, CA 94590	
County Solano County	Total Units 9
	LIHTC Units 8

						(choose one)	
Unit #	# of Bdrms	Household Name	Qlfy Date	Annual Income	LIHTC Set Aside %	Market Unit	
J-01	2	[REDACTED]	04/27/2007	35,675.00	60%		
J-11	2	[REDACTED]	06/01/2007	21,008.00	35%		
J-12	3	[REDACTED]	04/30/2007	37,112.00	60%		
J-21	2	[REDACTED]	03/30/2007	23,214.00	50%		
J-22	3	[REDACTED]	04/04/2007	28,070.00	60%		
J-23	1	[REDACTED]	06/21/2007	14,943.00	25%		
J-24	1	[REDACTED]	04/04/2007	14,280.00	35%		
J-31	3	[REDACTED]	04/30/2007	16,200.00	60%		
J-32	0	[REDACTED]	04/30/2007	0.00		Exempt	

# Original LIHTC Residents Tracking Form

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*No qualifying dates should exist that are prior to the "placed in service date."*

		<b>Date</b>	
Community Name	Avian Glen Apartments	BIN #	CA2004-864-10
Address	301 Avian Dr.	Placed In Service Date	
City & Zip	Vallejo, CA 94590		
County	Solano County	Total Units	9
		LIHTC Units	9

						(choose one)	
Unit #	# of Bdrms	Household Name	Qlfy Date	Annual Income	LIHTC Set Aside %	Market Unit	
K-01	2	[REDACTED]	04/24/2007	29,684.00	60%		
K-02	3	[REDACTED]	04/30/2007	19,717.00	60%		
K-11	2	[REDACTED]	04/17/2007	15,048.00	60%		
K-12	3	[REDACTED]	04/30/2007	35,445.00	60%		
K-21	2	[REDACTED]	04/20/2007	24,960.00	60%		
K-22	3	[REDACTED]	04/21/2007	10,800.00	60%		
K-23	1	[REDACTED]	06/29/2007	19,166.00	35%		
K-31	3	[REDACTED]	04/20/2007	33,021.00	60%		
K-32	2	[REDACTED]	04/02/2007	22,453.00	50%		

# Original LIHTC Residents Tracking Form

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*No qualifying dates should exist that are prior to the "placed in service date."*

		<b>Date</b>	
Community Name	Avian Glen Apartments	BIN #	CA2004-864-11
Address	301 Avian Dr.	Placed In Service Date	
City & Zip	Vallejo, CA 94590		
County	Solano County	Total Units	7
		LIHTC Units	7

						(choose one)	
Unit #	# of Bdrms	Household Name	Qlfy Date	Annual Income	LIHTC Set Aside %	Market Unit	
L-11	2	██████████	05/25/2007	30,230.00	60%		
L-12	3	██████████	04/30/2007	12,576.00	60%		
L-21	2	██████████	04/28/2007	9,480.00	60%		
L-22	3	██████████	06/01/2007	24,284.00	35%		
L-23	1	██████████	06/01/2007	16,759.00	35%		
L-31	3	██████████	03/31/2007	26,400.00	60%		
L-32	2	██████████	04/30/2007	25,930.00	60%		

Bay View Vista  
City Of Vallejo- Income Information 12/31/07

Unit Number	Bdrm Size	Resident Name	Household Size	Tenant Paid Rent	Utility Allowa	Gross Rent	Move In Date	Move In Income	Current Income
101	1	[REDACTED]	1	\$666.00	\$40.00	\$706.00	1/15/2004	\$17,700.00	\$15,196.00
102	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	1/9/2004	\$23,205.00	\$26,342.00
103	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	5/1/2007	\$23,968.00	\$23,968.00
104	1	[REDACTED]	1	\$233.00	\$40.00	\$273.00	8/6/2005	\$9,984.00	\$12,912.00
105	1	[REDACTED]	1	\$316.00	\$40.00	\$356.00	4/27/2004	\$13,151.00	\$14,521.00
106	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	9/24/2005	\$29,719.00	\$34,320.00
107	1	[REDACTED]	2	\$790.00	\$40.00	\$830.00	4/1/2005	\$27,477.00	\$27,486.00
108	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	7/1/2007	\$22,637.00	\$22,637.00
109	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	8/24/2007	\$25,578.00	\$25,578.00
110	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	6/10/2004	\$23,663.00	\$24,350.00
111	2	[REDACTED]	1	\$293.00	\$40.00	\$333.00	3/6/2004	\$9,720.00	\$10,517.00
112	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	10/17/2005	\$24,087.00	\$22,667.00
113	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	4/1/2004	\$25,189.00	\$27,580.00
114	1	[REDACTED]							
115	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	5/1/2004	\$28,980.00	\$23,778.00
116	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	4/9/2004	\$19,474.00	\$21,085.00
117	1	[REDACTED]							
118	1	[REDACTED]	1	\$233.00	\$40.00	\$273.00	10/17/2005	\$9,984.00	\$10,475.00
119	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	3/8/2004	\$29,566.00	\$21,611.00
120	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	3/22/2004	\$24,108.00	\$27,376.00
121	1	[REDACTED]	1	\$267.00	\$40.00	\$307.00	4/21/2004	\$12,107.00	\$12,740.00
122	1	[REDACTED]							
123	1	[REDACTED]	1	\$235.00	\$40.00	\$275.00	2/21/2004	\$13,229.00	\$14,434.00
124	2	[REDACTED]	2	\$492.00	\$51.00	\$543.00	12/12/2003	\$21,662.00	\$23,309.00
125	1	[REDACTED]	1	\$666.00	\$40.00	\$706.00	7/1/2005	\$15,859.00	\$16,533.00
130	1	[REDACTED]							
131	1	[REDACTED]							
132	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	7/1/2005	\$18,000.00	\$16,140.00
133	1	[REDACTED]	1	\$227.00	\$40.00	\$267.00	6/1/2007	\$10,272.00	\$10,272.00
134	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	3/1/2005	\$21,307.00	\$9,517.00
135	1	[REDACTED]	2	\$790.00	\$40.00	\$830.00	2/1/2004	\$20,800.00	\$29,736.00



Bay View Vista  
City Of Vallejo- Income Information 12/31/07

136	1		2	\$790.00	\$40.00	\$830.00	11/28/2007	\$29,197.00	\$29,197.00
137	1		1	\$790.00	\$40.00	\$830.00	4/19/2004	\$16,832.00	\$20,405.00
138	1		1	\$790.00	\$40.00	\$830.00	5/5/2007	\$29,778.00	\$29,778.00
139	2		2	\$915.00	\$51.00	\$966.00	10/15/2005	\$31,852.00	\$44,364.00
140	1		1	\$191.00	\$40.00	\$231.00	1/1/2004	\$16,099.00	\$10,032.00
141	1		1	\$393.00	\$40.00	\$433.00	11/17/2004	\$16,813.00	\$18,236.00
142	1		1	\$790.00	\$40.00	\$830.00	3/15/2005	\$16,204.00	\$17,414.00
143	1		2	\$666.00	\$40.00	\$706.00	10/30/2007	\$21,673.00	\$21,673.00
144	1								
145	1								
146	1		1	\$790.00	\$40.00	\$830.00	4/1/2005	\$22,464.00	\$24,330.00
147	2		1	\$915.00	\$51.00	\$866.00	2/19/2005	\$30,945.00	\$13,632.00
148	1		1	\$194.00	\$40.00	\$234.00	12/13/2007	\$10,601.00	\$10,601.00
149	1		1	\$790.00	\$40.00	\$830.00	2/1/2005	\$9,648.00	\$10,379.00
150	1		1	\$790.00	\$40.00	\$830.00	8/31/2004	\$32,702.00	\$34,902.00
151	2								
152	1								
153	1								
154	1		1	\$221.00	\$40.00	\$261.00	7/1/2006	\$10,032.00	\$10,363.00
155	1		2	\$790.00	\$40.00	\$830.00	5/1/2007	\$33,347.00	\$33,347.00
156	1		1	\$790.00	\$40.00	\$830.00	5/2/2005	\$26,785.00	\$27,547.00
157	1		1	\$790.00	\$40.00	\$830.00	8/1/2004	\$20,034.00	\$22,129.00
158	1								
159	1		2	\$790.00	\$40.00	\$830.00	10/1/2005	\$30,276.00	\$45,594.00
160	2		2	\$915.00	\$51.00	\$966.00	10/14/2006	\$23,374.00	\$24,112.00
161	1								
162	2		2	\$636.00	\$51.00	\$687.00	3/3/2004	\$21,853.00	\$23,820.00
163	1		1	\$790.00	\$40.00	\$830.00	10/8/2005	\$17,125.00	\$17,820.00
164	2		1	\$279.00	\$51.00	\$330.00	1/22/2004	\$11,300.00	\$12,732.00
165	1		1	\$666.00	\$40.00	\$706.00	6/1/2007	\$17,843.00	\$17,843.00
166	2		1	\$915.00	\$51.00	\$966.00	5/1/2006	\$28,485.00	\$28,941.00
167	1		2	\$790.00	\$40.00	\$830.00	7/1/2004	\$20,850.00	\$22,698.00

Bay View Vista  
 City Of Vallejo- Income Information 12/31/07

201	1		1	\$666.00	\$40.00	\$706.00	2/15/2007	\$24,171.00	\$24,171.00
202	1		1	\$790.00	\$40.00	\$830.00	11/30/2007	\$28,732.00	\$28,732.00
203	1		1	\$790.00	\$40.00	\$830.00	10/1/2006	\$18,612.00	\$18,612.00
204	1		1	\$790.00	\$40.00	\$830.00	8/29/2005	\$18,336.00	\$20,746.00
205	1		1	\$252.00	\$40.00	\$292.00	8/11/2004	\$26,088.00	\$11,292.00
206	1		1	\$790.00	\$40.00	\$830.00	9/12/2005	\$23,936.00	\$28,819.00
207	1		1	\$464.00	\$40.00	\$504.00	9/1/2005	\$19,587.00	\$24,149.00
208	1		1	\$790.00	\$40.00	\$830.00	2/25/2005	\$22,896.00	\$24,987.00
209	1		1	\$790.00	\$40.00	\$830.00	2/2/2007	\$30,819.00	\$30,819.00
210	1		1	\$227.00	\$40.00	\$267.00	9/1/2005	\$9,745.00	\$9,327.00
211	2								
212	1		1	\$790.00	\$40.00	\$830.00	6/1/2006	\$26,692.00	\$28,455.00
213	1		1	\$790.00	\$40.00	\$830.00	8/10/2004	\$12,116.00	\$9,617.00
214	1		1	\$666.00	\$40.00	\$706.00	2/16/2004	\$16,494.00	\$17,630.00
215	1		2	\$790.00	\$40.00	\$830.00	5/1/2007	\$36,132.00	\$36,132.00
216	1		1	\$790.00	\$40.00	\$830.00	6/1/2005	\$26,000.00	\$19,400.00
217	1		1	\$790.00	\$40.00	\$830.00	9/1/2006	\$19,138.00	\$14,650.00
218	2		1	\$359.00	\$51.00	\$410.00	12/12/2003	\$9,580.00	\$12,648.00
219	1		1	\$331.00	\$40.00	\$371.00	10/29/2005	\$27,342.00	\$25,793.00
220	1		1	\$790.00	\$40.00	\$830.00	4/21/2004	\$15,014.00	\$10,272.00
221	1		1	\$218.00	\$40.00	\$258.00	3/1/2006	\$9,385.00	\$10,320.00
222	1								
223	1		1	\$790.00	\$40.00	\$830.00	2/28/2004	\$19,065.00	\$26,352.00
224	2		2	\$442.00	\$51.00	\$493.00	12/12/2003	\$15,181.00	\$16,734.00
225	2		1	\$797.00	\$51.00	\$848.00	4/1/2007	\$19,382.00	\$19,382.00
226	1		1	\$790.00	\$40.00	\$830.00	4/14/2004	\$28,260.00	\$33,450.00
229	1		1	\$790.00	\$40.00	\$830.00	2/27/2004	\$27,000.00	\$13,116.00
230	2		2	\$915.00	\$51.00	\$966.00	1/1/2004	\$30,604.00	\$33,344.00
231	1		1	\$790.00	\$40.00	\$830.00	2/13/2004	\$21,720.00	\$22,512.00
232	1		1	\$188.00	\$40.00	\$228.00	3/19/2004	\$9,481.00	\$10,272.00
233	1		1	\$790.00	\$40.00	\$830.00	1/24/2004	\$17,503.00	\$18,432.00
234	1		1	\$790.00	\$40.00	\$830.00	8/2/2004	\$9,480.00	\$16,434.00

Bay View Vista

City Of Vallejo- Income Information 12/31/07

235	1		1	\$790.00	\$40.00	\$830.00	8/1/2004	\$24,799.00	\$20,150.00
236	1		1	\$227.00	\$40.00	\$267.00	12/20/2003	\$8,532.00	\$10,272.00
237	1		1	\$790.00	\$40.00	\$830.00	11/1/2006	\$20,784.00	\$36,170.00
238	1		1	\$790.00	\$40.00	\$830.00	6/10/2004	\$24,043.00	\$44,356.00
239	2		1	\$915.00	\$51.00	\$966.00	1/31/2004	\$25,662.00	\$23,144.00
240	1								
241	2								
242	1		1	\$790.00	\$40.00	\$830.00	5/13/2006	\$18,616.00	\$19,144.00
243	1		1	\$666.00	\$40.00	\$706.00	12/20/2003	\$17,576.00	\$24,514.00
244	1		1	\$305.00	\$40.00	\$345.00	1/1/2007	\$13,824.00	\$13,824.00
245	1		1	\$790.00	\$40.00	\$830.00	8/31/2004	\$23,615.00	\$9,995.00
246	2		1	\$243.00	\$51.00	\$294.00	12/10/2003	\$7,271.00	\$11,396.00
247	2		1	\$271.00	\$51.00	\$322.00	2/1/2004	\$9,480.00	\$10,032.00
248	1		1	\$790.00	\$40.00	\$830.00	6/1/2005	\$19,736.00	\$21,014.00
249	1		1	\$790.00	\$40.00	\$830.00	5/27/2006	\$25,572.00	\$15,816.00
250	1		1	\$511.00	\$40.00	\$561.00	1/1/2007	\$21,424.00	\$21,424.00
251	2								
252	1		1	\$790.00	\$40.00	\$830.00	8/9/2004	\$22,689.00	\$34,566.00
253	1								
254	1		1	\$790.00	\$40.00	\$830.00	8/31/2004	\$19,880.00	\$19,864.00
255	1		1	\$790.00	\$40.00	\$830.00	8/20/2004	\$12,000.00	\$24,632.00
256	1								
257	1		2	\$790.00	\$40.00	\$830.00	9/1/2005	\$21,760.00	\$42,107.00
258	1		2	\$652.00	\$40.00	\$692.00	11/19/2003	\$18,012.00	\$32,121.00
259	2		1	\$227.00	\$40.00	\$267.00	3/24/2006	\$9,744.00	\$10,272.00
260	2		2	\$502.00	\$51.00	\$553.00	12/24/2003	\$19,828.00	\$18,430.00
261	1		1	\$790.00	\$40.00	\$830.00	9/3/2004	\$28,392.00	\$31,320.00
262	2		1	\$283.00	\$51.00	\$334.00	5/28/2006	\$9,912.00	\$4,550.00
263	1		1	\$790.00	\$40.00	\$830.00	10/15/2004	\$15,120.00	\$11,664.00
264	2		2	\$507.00	\$51.00	\$558.00	3/2/2004	\$17,305.00	\$18,264.00
265	1		1	\$233.00	\$40.00	\$273.00	8/17/2005	\$9,973.00	\$10,500.00
266	2		1	\$797.00	\$51.00	\$848.00	2/18/2005	\$24,466.00	\$24,792.00

Bay View Vista  
City Of Vallejo- Income Information 12/31/07

267	1	[REDACTED]	1	\$187.00	\$40.00	\$227.00	12/1/2007	\$11,014.00	\$11,014.00
301	1	[REDACTED]	2	\$666.00	\$40.00	\$706.00	1/24/2004	\$26,866.00	\$30,137.00
302	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	10/9/2006	\$30,336.00	\$30,910.00
303	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	7/16/2004	\$20,943.00	\$22,349.00
304	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	10/2/2004	\$28,939.00	\$27,252.00
305	1	[REDACTED]	1	\$437.00	\$40.00	\$477.00	9/1/2006	\$17,236.00	\$17,804.00
306	1	[REDACTED]	1	\$45.00	\$40.00	\$85.00	10/15/2004	\$3,708.00	\$3,828.00
307	1	[REDACTED]							
308	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	1/14/2004	\$2,242.00	\$35,732.00
309	1	[REDACTED]	1	\$227.00	\$40.00	\$267.00	5/15/2004	\$9,480.00	\$10,272.00
310	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	10/4/2004	\$16,678.00	\$18,419.00
311	2	[REDACTED]	1	\$915.00	\$51.00	\$966.00	4/16/2005	\$23,566.00	\$13,607.00
312	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	8/31/2004	\$20,182.00	\$19,083.00
313	1	[REDACTED]	1	\$225.00	\$40.00	\$265.00	8/31/2004	\$9,480.00	\$10,188.00
314	1	[REDACTED]	1	\$666.00	\$40.00	\$706.00	8/15/2006	\$21,861.00	\$22,245.00
315	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	1/1/2006	\$22,460.00	\$19,301.00
316	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	7/1/2004	\$27,234.00	\$32,915.00
317	1	[REDACTED]	1	\$213.00	\$40.00	\$253.00	4/16/2005	\$9,906.00	\$10,512.00
318	2	[REDACTED]	2	\$915.00	\$51.00	\$966.00	5/1/2006	\$35,049.00	\$36,209.00
319	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	10/2/2006	\$19,124.00	\$18,308.00
320	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	5/23/2004	\$20,497.00	\$23,666.00
321	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	4/12/2007	\$22,180.00	\$22,180.00
322	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	2/1/2004	\$25,480.00	\$32,425.00
323	1	[REDACTED]	2	\$790.00	\$40.00	\$830.00	7/8/2005	\$28,160.00	\$33,486.00
324	2	[REDACTED]	1	\$173.00	\$51.00	\$224.00	8/1/2007	\$10,272.00	\$10,272.00
325	2	[REDACTED]	1	\$322.00	\$51.00	\$373.00	8/1/2006	\$17,995.00	\$19,087.00
326	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	9/15/2007	\$23,923.00	\$23,923.00
327	2	[REDACTED]		\$0.00			10/12/2007		
329	1	[REDACTED]	2	\$790.00	\$40.00	\$830.00	9/22/2004	\$34,243.00	\$39,075.00
330	2	[REDACTED]		\$0.00			2/26/2007		
331	1	[REDACTED]	2	\$790.00	\$40.00	\$830.00	5/6/2006	\$27,036.00	\$27,105.00
332	1	[REDACTED]	1	\$790.00	\$40.00	\$830.00	3/9/2005	\$16,524.00	\$9,600.00

Bay View Vista  
 City Of Vallejo- Income Information 12/31/07

333	1		1	\$790.00	\$40.00	\$830.00	12/13/2006	\$21,282.00	\$13,416.00
334	1		1	\$790.00	\$40.00	\$830.00	2/7/2004	\$26,349.00	\$28,546.00
335	1								
336	1		1	\$207.00	\$40.00	\$247.00	2/6/2007	\$1,027.00	\$102,725.00
337	1		1	\$198.00	\$40.00	\$238.00	8/28/2006	\$8,731.00	\$9,019.00
338	1		2	\$790.00	\$40.00	\$830.00	7/6/2007	\$34,032.00	\$34,032.00
339	2		2	\$915.00	\$51.00	\$966.00	12/22/2003	\$26,050.00	\$29,225.00
340	1		1	\$790.00	\$40.00	\$830.00	5/1/2005	\$27,999.00	\$28,990.00
341	2		2	\$294.00	\$51.00	\$345.00	12/10/2003	\$18,623.00	\$9,761.00
342	1		1	\$30.00	\$40.00	\$70.00	12/11/2005	\$6,000.00	\$2,400.00
343	1		1	\$368.00	\$40.00	\$408.00	4/1/2007	\$13,691.00	\$13,691.00
344	1								
345	1		1	\$227.00	\$40.00	\$267.00	3/5/2006	\$8,770.00	\$10,272.00
346	2		1	\$278.00	\$51.00	\$329.00	12/15/2003	\$9,702.00	\$10,523.00
347	2		1	\$915.00	\$51.00	\$966.00	6/1/2007	\$31,571.00	\$31,571.00
348	1								
349	1								
350	1		1	\$327.00	\$40.00	\$367.00	3/1/2007	\$14,276.00	\$14,276.00
351	2								
352	1		1	\$201.00	\$40.00	\$241.00	4/1/2005	\$9,540.00	\$10,536.00
353	1								
354	1		1	\$790.00	\$40.00	\$830.00	9/12/2005	\$28,699.00	\$22,800.00
355	1		2	\$790.00	\$40.00	\$830.00	8/29/2004	\$16,448.00	\$18,247.00
356	1		2	\$790.00	\$40.00	\$830.00	8/15/2004	\$16,651.00	\$49,705.00
357	1		1	\$790.00	\$40.00	\$830.00	7/1/2004	\$30,043.00	\$14,872.00
358	1		1	\$666.00	\$40.00	\$706.00	7/22/2005	\$15,238.00	\$40,024.00
359	1		1	\$272.00	\$40.00	\$312.00	4/5/2007	\$12,060.00	\$12,060.00
360	2		1	\$418.00	\$51.00	\$469.00	12/12/2003	\$12,569.00	\$16,512.00
361	1		1	\$227.00	\$40.00	\$267.00	9/21/2004	\$9,480.00	\$10,032.00
362	2		2	\$501.00	\$51.00	\$552.00	3/30/2004	\$16,790.00	\$18,024.00
363	1		1	\$790.00	\$40.00	\$830.00	8/20/2004	\$26,284.00	\$22,724.00
364	2		2	\$559.00	\$51.00	\$610.00	4/1/2005	\$28,567.00	\$20,374.00

Bay View Vista  
 City Of Vallejo- Income Information 12/31/07

365	1		\$666.00	\$40.00	\$706.00	12/18/2003	\$16,616.00	\$31,882.00
366	2		\$235.00	\$51.00	\$286.00	12/10/2003	\$8,725.00	\$9,835.00
367	1							

GENERAL INFORMATION			RENTAL INFORMATION			HOUSEHOLD INFORMATION			LEASING INFORMATION									
Unit #	Name of Tenant (s)	# Bed-rooms	Floor Plan	Sq. Ft.	Unit Type	Income Level	Sec. 8 Subsidy	Other Subsidy	Tenant's Share of Rent	Monthly Rent	Assets/Income/Movements	Lease Beginning Date	Lease Expiration Date	Security Deposit	Other Deposit	Total Deposits Held	Current % of AMI	2007 Median Income Level
10			A	656	TC/HD/CHFA	34%	\$701		0	\$912	\$9,208	08/01/07	01/31/02	\$179	0	\$179	18.91%	\$2,800
10			A	656	TC/CHUD	49%	\$701		0	\$912	\$9,821	08/01/07	01/31/02	\$138	0	\$138	18.89%	\$2,800
10			A	656	TC/CHUD	49%	\$701		0	\$912	\$10,504	08/01/07	01/31/02	\$315	0	\$315	18.45%	\$2,800
10			A1	680	TC/CHUD	44%	\$920		0	\$912	\$9,475	08/01/07	09/02/03	\$189	0	\$189	20.07%	\$2,800
10			A	655	TC/CHUD	49%	\$701		0	\$912	\$9,725	08/01/07	01/31/02	\$233	0	\$233	20.04%	\$2,800
10			A	655	TC/CHUD	49%	\$701		0	\$912	\$9,812	08/01/07	07/05/06	\$230	0	\$230	18.86%	\$2,800
10			A	655	TC/CHUD/CHFA	44%	\$701		0	\$912	\$9,190	08/01/07	01/31/02	\$220	0	\$220	18.45%	\$2,800
10			A	655	TC/CHUD/CHFA	34%	\$501		0	\$912	\$9,549	08/01/07	01/31/02	\$313	0	\$313	30.73%	\$6,300
10			A	655	TC/CHUD	49%	\$701		0	\$912	\$11,999	08/01/07	01/31/02	\$301	0	\$301	28.89%	\$6,300
10			A	655	TC/CHUD/CHFA	44%	\$701		0	\$912	\$9,308	08/01/07	01/31/02	\$198	0	\$198	18.91%	\$2,800
10			A	655	TC/CHUD/CHFA	44%	\$701		0	\$912	\$9,729	08/01/07	01/31/02	\$233	0	\$233	18.23%	\$2,800
10			A	655	TC/CHUD	49%	\$701		0	\$912	\$7,440	08/01/07	04/11/03	\$97	0	\$97	18.23%	\$2,800
10			A1	680	TC/CHUD	49%	\$913		0	\$912	\$13,565	08/01/07	08/27/05	\$316	0	\$316	18.45%	\$2,800
10			A	655	TC/CHUD/CHFA	34%	\$529		0	\$912	\$12,331	08/01/07	07/07/03	\$221	0	\$221	27.85%	\$2,800
10			A	655	TC/CHUD/CHFA	44%	\$712		0	\$912	\$10,166	08/01/07	04/06/04	\$182	0	\$182	18.45%	\$6,300
10			A	655	TC/CHUD/CHFA	44%	\$707		0	\$912	\$15,520	08/01/07	03/31/02	\$244	0	\$244	18.11%	\$2,800
20			A	655	TC/CHUD/CHFA	44%	\$590		0	\$912	\$9,744	08/01/07	01/31/02	\$340	0	\$340	28.89%	\$6,300
20			A	655	TC/CHUD	49%	\$638		0	\$912	\$9,744	08/01/07	05/16/05	\$235	0	\$235	18.45%	\$6,300
20			A1	680	TC/CHUD	49%	\$701		0	\$912	\$14,959	08/01/07	10/31/08	\$364	0	\$364	24.81%	\$6,300
20			A	655	TC/CHUD/CHFA	34%	\$701		0	\$912	\$10,417	08/01/07	07/27/06	\$244	0	\$244	24.70%	\$2,800
20			A	655	TC/CHUD	49%	\$701		0	\$912	\$10,726	08/01/07	01/31/02	\$178	0	\$178	19.91%	\$2,800
20			A	655	TC/CHUD	49%	\$701		0	\$912	\$9,725	08/01/07	01/31/02	\$170	0	\$170	19.91%	\$2,800
20			A	655	TC/CHUD	49%	\$701		0	\$912	\$13,603	08/01/07	12/23/02	\$158	0	\$158	19.11%	\$2,800
20			A	655	TC/CHUD/CHFA	44%	\$712		0	\$912	\$9,708	08/01/07	07/03/02	\$158	0	\$158	18.11%	\$2,800
20			B1	606	TC/CHUD/CHFA	49%	\$824		0	\$912	\$15,180	08/01/07	01/31/02	\$327	0	\$327	28.89%	\$6,300
20			A	655	TC/CHUD	49%	\$701		0	\$912	\$13,452	08/01/07	08/05/04	\$326	0	\$326	28.26%	\$6,300
20			A	655	TC/CHUD	49%	\$701		0	\$912	\$8,106	08/01/07	05/06/06	\$143	0	\$143	18.91%	\$2,800
20			A	655	TC/CHUD	49%	\$418		0	\$912	\$9,828	08/01/07	10/23/03	\$213	0	\$213	18.88%	\$2,800
20			A	655	TC/CHUD	49%	\$408		0	\$912	\$10,944	08/01/07	08/26/05	\$261	0	\$261	16.58%	\$2,800
20			A1	680	TC/CHUD	49%	\$708		0	\$912	\$10,246	08/01/07	12/22/05	\$228	0	\$228	18.41%	\$2,800
20			A	655	TC/CHUD/CHFA	34%	\$504		0	\$912	\$10,048	08/01/07	01/31/02	\$172	0	\$172	19.03%	\$2,800
20			A	655	TC/CHUD	49%	\$504		0	\$912	\$12,151	08/01/07	12/02/05	\$294	0	\$294	30.50%	\$6,300
20			A	655	TC/CHUD	49%	\$502		0	\$410	\$16,313	08/01/07	01/31/02	\$172	0	\$172	30.83%	\$6,300
20			A	655	TC/CHUD	49%	\$701		0	\$211	\$9,204	08/01/07	01/31/02	\$69	0	\$69	19.01%	\$2,800
30			A	655	TC/CHUD	49%	\$713		0	\$199	\$9,108	08/01/07	01/31/02	\$347	0	\$347	19.00%	\$2,800
30			A	655	TC/CHUD	49%	\$707		0	\$315	\$15,357	08/01/07	01/31/08	\$357	0	\$357	29.08%	\$2,800
30			A	655	TC/CHUD/CHFA	44%	\$701		0	\$205	\$9,122	08/01/07	04/16/07	\$247	0	\$247	19.45%	\$2,800
30			A1	680	TC/CHUD	49%	\$707		0	\$211	\$6,556	08/01/07	04/30/08	\$129	0	\$129	11.79%	\$2,800
30			A	655	TC/CHUD	49%	\$684		0	\$218	\$9,800	08/01/07	09/08/05	\$230	0	\$230	17.91%	\$6,300
30			A	655	TC/CHUD	49%	\$722		0	\$172	\$8,824	08/01/07	01/31/02	\$340	0	\$340	18.84%	\$2,800
30			A	655	TC/CHUD/CHFA	34%	\$781		0	\$143	\$9,800	08/01/07	03/31/04	\$156	0	\$156	18.52%	\$2,800
30			B1	635	TC/CHUD	49%	\$701		0	\$205	\$9,000	08/01/07	10/03/07	\$185	0	\$185	14.77%	\$2,800
30			A	655	TC/CHUD	49%	\$701		0	\$211	\$9,512	08/01/07	01/31/02	\$180	0	\$180	11.88%	\$2,800
30			A	655	TC/CHUD	49%	\$684		0	\$205	\$9,583	08/01/07	1/29/03	\$230	0	\$230	12.33%	\$2,800
30			A	655	TC/CHUD	49%	\$598		0	\$314	\$9,544	08/01/07	01/31/02	\$178	0	\$178	19.45%	\$2,800
30			A	655	TC/CHUD	49%	\$632		0	\$124	\$14,308	08/01/07	09/22/06	\$350	0	\$350	22.01%	\$6,300
30			A	655	TC/CHUD	49%	\$707		0	\$280	\$9,980	08/01/07	03/17/06	\$170	0	\$170	22.01%	\$6,300
30			A	655	TC/CHUD	49%	\$632		0	\$205	\$12,207	08/01/07	03/17/06	\$295	0	\$295	18.45%	\$2,800
30			A1	680	TC/CHUD	49%	\$701		0	\$401	\$13,415	08/01/07	01/31/02	\$178	0	\$178	30.85%	\$6,300
30			A	655	TC/CHUD	49%	\$701		0	\$211	\$9,745	08/01/07	06/02/05	\$234	0	\$234	24.18%	\$2,800
30			A	655	TC/CHUD	49%	\$997		0	\$315	\$13,014	08/01/07	01/31/02	\$154	0	\$154	27.1%	\$2,800
30			A	655	TC/CHUD/CHFA	44%	\$592		0	\$220	\$14,873	08/01/07	01/31/02	\$312	0	\$312	24.77%	\$6,300
30			A	655	TC/CHUD	49%	\$513		0	\$399	\$17,084	08/01/07	08/31/06	\$417	0	\$417	27.09%	\$6,300
30			A	35,175	TC/CHUD	49%	\$39,658		0	\$14,235	\$51,072	08/01/07	03/01/05	\$13,215	0	\$13,215	22.42%	\$4,800

TOTAL AVERAGES  
 Certificate of Occupancy Date: December 11, 2001  
 Acquisition Date: January 1, 2002

Project Address: 601 Sacramento Street  
Project Name: Marina Tower Associates

13 MONTHS  
TOTAL UNITS IN PROJECT: 165  
TOTAL UNITS VACANT: 149

GENERAL INFORMATION			RENTAL INFORMATION			HOUSEHOLD INFORMATION			LEASING INFORMATION			CURRENT INFORMATION			OTHER INFORMATION					
UNIT	NO. OF BED. ROOMS	FLOOR PLAN	NO. OF TENANT(S)	SEC. 8 SUBSIDY	OTHER SUBSIDY	TERANT'S SHARE OF RENT	MONTHLY RENT	INITIAL ANNUAL INCOME	RR SIZE	HH SIZE	DATE	DATE	DATE	DATE	SECURITY DEPOSIT	OTHER DEPOSIT	TOTAL DEPOSITS HELD	CURRENT INCOME	% OF AMI	2007 MEDIAN INCOME LEVEL
101	1		1	0	0	0	880	7,869	1	0.00%	0	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
102	1		1	0	0	0	680	880	1	0.00%	0	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
103	1		1	0	0	0	680	880	1	0.00%	0	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
104	1		1	0	0	0	247	880	1	0.00%	0	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
105	1		1	0	0	0	473	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
106	1		1	0	0	0	680	23,988	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
107	1		1	0	0	0	268	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
108	1		1	0	0	0	472	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
109	1		1	0	0	0	447	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
110	1		1	0	0	0	247	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
111	1		1	0	0	0	142	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
201	1		1	0	0	0	268	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
202	1		1	0	0	0	263	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
203	1		1	0	0	0	435	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
204	1		1	0	0	0	263	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
205	1		1	0	0	0	440	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
206	1		1	0	0	0	486	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
207	1		1	0	0	0	146	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
208	1		1	0	0	0	453	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
209	1		1	0	0	0	263	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
210	1		1	0	0	0	233	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
211	1		1	0	0	0	135	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
212	1		1	0	0	0	247	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
301	1		1	0	0	0	263	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
302	1		1	0	0	0	438	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
303	1		1	0	0	0	255	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
304	1		1	0	0	0	247	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
305	1		1	0	0	0	206	880	1	0.00%	1	0	08/01/07	08/09/08	178	0	178	18,93%	0	52,800
306	1		1	0	0	0	263	880	1	0.00%	1	0	08/01/07	08/11/07	178	0	178	18,93%	0	52,800
307	1		1	0	0	0	213	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
308	1		1	0	0	0	887	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
309	1		1	0	0	0	584	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
310	1		1	0	0	0	848	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
311	1		1	0	0	0	272	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
312	1		1	0	0	0	232	880	1	0.00%	1	0	08/01/07	05/01/08	178	0	178	18,93%	0	52,800
401	1		1	0	0	0	456	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
402	1		1	0	0	0	638	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
403	1		1	0	0	0	263	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
404	1		1	0	0	0	247	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
405	1		1	0	0	0	315	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
406	1		1	0	0	0	445	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
407	1		1	0	0	0	247	880	1	0.00%	1	0	08/01/07	08/28/08	178	0	178	18,93%	0	52,800
408	1		1	0	0	0	263	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
409	1		1	0	0	0	270	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
410	1		1	0	0	0	247	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
411	1		1	0	0	0	300	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
412	1		1	0	0	0	262	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
501	1		1	0	0	0	666	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
502	1		1	0	0	0	165	880	1	0.00%	1	0	08/01/07	08/21/07	178	0	178	18,93%	0	52,800
503	1		1	0	0	0	298	880	1	0.00%	1	0	08/01/07	11/28/08	178	0	178	18,93%	0	52,800
504	1		1	0	0	0	183	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
505	1		1	0	0	0	231	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800
506	1		1	0	0	0	438	880	1	0.00%	1	0	08/01/07	01/01/08	178	0	178	18,93%	0	52,800



Table with columns: UNIT, NAME OF TENANT(S), FLOOR, PLAN, SQ. FT., UNIT TYPE, INCOME LEVEL, SEC. 8 SUBSIDY, OTHER SUBSIDY, TENANT'S SHARE OF RENT, MONTHLY RENT, ANNUAL RENT, INITIAL MOVE-IN, HOUSEHOLD INFORMATION (HH SIZE, AMI), CURRENT INFORMATION (DATE INCOME, RE-CERTIFIED), LEASE BEGINNING DATE, LEASE EXPIRATION DATE, SECURITY DEPOSIT, OTHER DEPOSIT, TOTAL DEPOSITS HELD, CURRENT INCOME % OF AMI, MEDIUM INCOME LEVEL.

Summary table with columns: (4 Market), NUMBER OF UNITS OCCUPIED, NUMBER OF UNITS VACANT, TOTAL UNITS IN PROJECT.

Summary table with columns: RENTAL INFORMATION, HOUSEHOLD INFORMATION, CURRENT INFORMATION, LEASE INFORMATION, SECURITY DEPOSIT, OTHER DEPOSIT, TOTAL DEPOSITS HELD, CURRENT INCOME % OF AMI, MEDIUM INCOME LEVEL.

Summary table with columns: UNIT, NAME OF TENANT(S), FLOOR, PLAN, SQ. FT., UNIT TYPE, INCOME LEVEL, SEC. 8 SUBSIDY, OTHER SUBSIDY, TENANT'S SHARE OF RENT, MONTHLY RENT, ANNUAL RENT, INITIAL MOVE-IN, HOUSEHOLD INFORMATION, CURRENT INFORMATION, LEASE BEGINNING DATE, LEASE EXPIRATION DATE, SECURITY DEPOSIT, OTHER DEPOSIT, TOTAL DEPOSITS HELD, CURRENT INCOME % OF AMI, MEDIUM INCOME LEVEL.

PROPERTY ADDRESS: Marina Tower Apartments  
Property Address: 601 Sacramento Street  
Sponsor Name: Marina Tower Associates

Table with columns: UNIT, NO. OF BED ROOMS, FLOOR PLAN, UNIT TYPE, NCMR LEVEL, TENANT'S SHARE OF MONTHLY RENT, INITIAL ANNUAL INCOME, HOUSEHOLD INFORMATION, CURRENT INCOME, LEASING INFORMATION, SECURITY DEPOSIT, OTHER DEPOSIT, TOTAL DEPOSITS HELD, CURRENT INCOME % OF AMI, MEDIAN INCOME LEVEL.

3 of 3

TOTALS/MERGES FOR ROWS 1-1312:  
Certificate of Occupancy Date: August 31, 2005  
Acquisition Date: August 31, 2005

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE - PROJECT STATUS REPORT (PSR)**

104 (4/01) PLEASE DO NOT MAKE CHANGES TO THIS SPREADSHEET FORMATS OR FORMULAS

Date PSR Prepared: January 02, 2008  
 TGAC NUMBER: CA-2001-810  
 Project Name: Sereno Village  
 Management Company: CHCPMC  
 Contact: Liz Pockock  
 Phone Number: (415) 421-8605  
 County: San Francisco  
 Are tenants paying utilities? Yes

PSR Summary: 1/2/2008 0 0 \$ - 0

BUILDING NUMBER	UNIT NUMBER	AMI % (CURRENT)	NUMBER OF BEDROOMS	NUMBER IN HOUSEHOLD (CURRENT)	Reported Income (CURRENT)	TENANT PAID RENT	UTILITY ALLOWANCE	GROSS RENT	TENANT NAME	NUMBER IN HOUSEHOLD (MOVE-IN)	MOVE-IN DATE	MOVE-IN ANNUAL INCOME
INCLUDE FOR VACANT AND EXEMPT UNITS	INCLUDE FOR VACANT AND EXEMPT UNITS	leave BLANK if VACANT or EXEMPT Unit	INCLUDE FOR VACANT AND EXEMPT UNITS	leave BLANK if VACANT or EXEMPT Unit	leave BLANK if VACANT or EXEMPT unit	leave BLANK if VACANT or EXEMPT RENT	leave BLANK if VACANT or EXEMPT Utility	Calculated Automatically	If the unit is vacant, enter "Vacant" or if an employee unit, enter "Exempt"	leave BLANK if VACANT or EXEMPT unit	leave BLANK if VACANT or EXEMPT Unit	leave BLANK if VACANT or EXEMPT Unit
a-2001-10901	1101		3	3	\$21,563	495	\$135	\$ 630		3	10/23/03	\$20,968
a-2001-10901	1102		1	2	\$17,664	419	\$76	\$ 495		2	09/30/03	\$16,584
a-2001-10901	1103		4	4	\$30,363	162	\$179	\$ 341		4	10/12/03	\$6,756
a-2001-10901	1104		1	1	\$10,032	232	\$76	\$ 308		1	07/30/03	\$10,032
a-2001-10901	1105		2	2	\$20,284	472	\$107	\$ 579		2	09/16/03	\$25,918
a-2001-10901	1106		1	1	\$12,390	496	\$76	\$ 572		1	11/18/05	\$12,390
a-2001-10901	1107		3	3	\$22,419	666	\$135	\$ 801		3	07/03/03	\$24,312
a-2001-10901	1108		2	3	\$17,580	347	\$107	\$ 454		3	10/22/03	\$16,968
a-2001-10901	1109		1	1	\$339	339	\$76	\$ 415		1	08/24/07	\$10,272
a-2001-10901	1110		1	2	\$13,080	496	\$76	\$ 572		2	07/30/03	\$12,144
a-2001-10901	1201		2	3	\$7,008	35	\$107	\$ 1,086		3	02/01/07	\$7,008
a-2001-10901	1202		1	1	\$43,612	561	\$76	\$ 637		1	09/29/03	\$20,800
a-2001-10901	1203		4									
a-2001-10901	1204		1	2	\$11,934	179	\$76	\$ 255		2	10/23/03	\$9,600
a-2001-10901	1205		2	2	\$35,140	587	\$107	\$ 694		2	09/25/03	\$22,816
a-2001-10901	1206		1	1	\$25,171	496	\$76	\$ 572		1	09/30/03	\$15,601
a-2001-10901	1207		3									
a-2001-10901	1208		2	2	\$30,725	665	\$107	\$ 772		2	09/25/03	\$22,896
a-2001-10901	1209		3	4	\$22,606	756	\$135	\$ 891		4	09/30/03	\$30,910
a-2001-10901	1210		2	4		587	\$107	\$ 587		4	05/15/07	\$29,189
a-2001-10901	1301		2	3	\$19,305	587	\$107	\$ 694		3	07/30/03	\$18,147
a-2001-10901	1302		1	1	\$10,032	236	\$76	\$ 312		1	09/23/03	\$9,084
a-2001-10901	1303		4	5		717	\$179	\$ 896		5	07/20/07	\$34,154
a-2001-10901	1304		1	1	\$12,913	419	\$76	\$ 495		1	02/05/07	\$12,913
a-2001-10901	1305		2	2	\$27,040	665	\$107	\$ 772		2	09/26/03	\$19,760
a-2001-10901	1306		1	1	\$20,202	496	\$76	\$ 572		1	07/31/03	\$13,650
a-2001-10901	1307		3	3	\$29,280	666	\$135	\$ 601		3	09/29/03	\$18,972
a-2001-10901	1308		2	2		587	\$107	\$ 694		2	01/01/07	
a-2001-10901	2101		2	2	\$8,628	347	\$107	\$ 454		2	05/30/03	\$9,324
a-2001-10901	2102		3	4	\$36,940	756	\$135	\$ 891		4	12/21/2007	\$6,939.89
a-2001-10901	2103		1	2	\$17,670	496	\$76	\$ 572		2	09/25/03	\$17,480
a-2001-10901	2104		2	2	\$16,716	587	\$107	\$ 694		2	09/26/03	\$14,692
a-2001-10901	2105		1	1		339	\$76	\$ 415		1	11/05/07	\$9,912
a-2001-10901	2106		3	3	\$18,276	666	\$107	\$ 773		3	06/21/05	\$19,116
a-2001-10901	2107		2	2	\$18,276	286	\$107	\$ 393		2	09/30/03	\$13,980
a-2001-10901	2108		1		\$8,233							

BUILDING NUMBER	UNIT NUMBER	AMOUNT (CURRENT)	NUMBER OF BEDROOMS	NUMBER IN HOUSEHOLD (CURRENT)	Reported Income (CURRENT)	TENANT PAID RENT	UTILITY ALLOWANCE	GROSS RENT	TENANT NAME	NUMBER IN HOUSEHOLD (MOVE IN)	MOVE IN DATE	MOVE IN ANNUAL INCOME
a-2001-10901	2109		1	1	\$9,914	296	\$76	\$ 372		1	10/10/03	\$12,854
a-2001-10901	2201		2	2	\$20,408	390	\$76	\$ 456		2	09/24/04	\$20,408
a-2001-10901	2202		3	5	\$35,816	756	\$135	\$ 991		5	09/01/06	\$23,326
a-2001-10901	2203		1	2		561	\$76	\$ 637		2	11/01/07	\$27,480
a-2001-10901	2204		2		\$15,504							
a-2001-10901	2205		1	1	\$20,066	393	\$76	\$ 469		1	04/21/04	\$19,540
a-2001-10901	2206		3	4	\$24,000	666	\$107	\$ 773		2	09/12/07	\$24,000
a-2001-10901	2207		2	2	\$20,784	351	\$107	\$ 458		2	06/14/04	\$26,146
a-2001-10901	2208		3	5		666	\$135	\$ 801		5	07/06/07	\$33,503
a-2001-10901	2209		3	4	\$29,246	666	\$135	\$ 801		4	06/01/05	\$21,346
a-2001-10901	2301		2	3		665	\$107	\$ 772		3	09/15/07	\$24,900
a-2001-10901	2302		3	3	\$30,896	666	\$135	\$ 801		3	09/30/03	\$23,568
a-2001-10901	2303		1	1	\$10,937	161	\$76	\$ 237		1	06/04/04	\$10,231
a-2001-10901	2304		2	3	\$30,940	587	\$107	\$ 694		3	06/01/07	\$30,940
a-2001-10901	2305		1	1	\$24,715	561	\$76	\$ 637		1	11/18/05	\$24,715
a-2001-10901	2306		3	3	\$22,801	666	\$135	\$ 801		3	06/01/07	\$22,801
a-2001-10901	2307		2	2	\$7,008	93	\$107	\$ 200		2	09/19/03	\$12,204
a-2001-10901	3101		2	2	\$19,482	384	\$107	\$ 491		2	09/23/03	\$17,160
a-2001-10901	3102		1	1	\$15,540	243	\$76	\$ 319		1	11/03/05	\$9,774
a-2001-10901	3103		4	4	\$32,222	816	\$179	\$ 995		4	09/29/03	\$29,681
a-2001-10901	3104		1	2	\$14,119	561	\$76	\$ 637		2	04/19/07	\$14,191
a-2001-10901	3105		1	2	\$23,974	561	\$76	\$ 637		2	08/10/06	\$23,974
a-2001-10901	3106		1	1	\$15,000	561	\$76	\$ 637		1	12/13/07	\$15,000
a-2001-10901	3107		4	6	\$42,095	864	\$179	\$ 1,043		6	10/25/05	\$42,095
a-2001-10901	3108		1	2	\$23,857	561	\$107	\$ 668		2	09/06/07	\$23,858
a-2001-10901	3109		2	3	\$24,572	665	\$107	\$ 772		3	11/19/07	\$24,572
a-2001-10901	3110		1	1	\$45,995	486	\$76	\$ 562		1	05/30/03	\$19,891
a-2001-10901	3111		1		\$10,680							
a-2001-10901	3201		2	5		587	\$107	\$ 694		5	07/05/07	\$30,644
a-2001-10901	3202		1		\$17,448							
a-2001-10901	3203		4	4	\$17,847	816	\$179	\$ 995		4	10/15/06	\$33,168
a-2001-10901	3204		1	1	\$23,296	568	\$76	\$ 643		1	01/11/07	\$23,296
a-2001-10901	3205		2	2	\$21,021	587	\$107	\$ 694		2	09/26/03	\$19,641
a-2001-10901	3206		1	1		607	\$76	\$ 683		1	12/11/04	\$23,146
a-2001-10901	3207		4	4	\$56,817	717	\$179	\$ 896		4	08/20/03	\$25,220
a-2001-10901	3208		1	1	\$20,670	495	\$76	\$ 571		1	08/04/07	\$24,590
a-2001-10901	3209		2	4	\$41,038	640	\$107	\$ 747		4	04/08/05	\$26,718
a-2001-10901	3210		3									
a-2001-10901	3211		3									
a-2001-10901	3301		2	2		587	\$107	\$ 694		2	09/30/03	\$17,901
a-2001-10901	3302		1									
a-2001-10901	3303		4	5	\$35,326	717	\$179	\$ 896		5	06/04/07	\$35,325
a-2001-10901	3304		1	1		496	\$76	\$ 572		1	08/28/03	\$11,788
a-2001-10901	3305		1									
a-2001-10901	3306		1	2		561	\$76	\$ 637		2	05/01/06	\$13,412
a-2001-10901	3307		4	4		549	\$179	\$ 725		4	09/26/03	\$24,860
a-2001-10901	3308		1	1		496	\$76	\$ 572		1	11/27/07	\$15,322
a-2001-10901	3309		2	2		665	\$107	\$ 772		2	09/26/03	\$22,880
a-2001-10901	4101		2	2		587	\$107	\$ 694		2	09/30/03	\$18,530
a-2001-10901	4102		2	3		665	\$107	\$ 772		3	07/01/05	\$31,128
a-2001-10901	4103		1	1		496	\$76	\$ 572		1	12/19/06	\$13,495

LEASING NUMBER	UNIT NUMBER	AMIA (CURRENT)	NUMBER OF BEDROOMS	NUMBER IN HOUSEHOLD (CURRENT)	Reported Income (CURRENT)	TENANT PAID RENT	UTILITY ALLOWANCE	GROSS RENT	TENANT NAME	NUMBER IN HOUSEHOLD (MOVE IN)	MOVE IN DATE	MOVE IN ANNUAL INCOME
a-2001-10901	4104		2	2		587	\$107	\$ 694		2	07/06/07	\$23,000
a-2001-10901	4105		1	1		389	\$76	\$ 465		1	10/08/03	\$18,217
a-2001-10901	4106		3	6		484	\$135	\$ 619		6	02/01/06	\$33,796
a-2001-10901	4107		2	2		665	\$107	\$ 772		2	02/01/07	\$22,286
a-2001-10901	4108		1	1		189	\$76	\$ 265		1	08/03/05	\$8,774
a-2001-10901	4109		1	1		283	\$76	\$ 359		1	10/09/03	\$11,136
a-2001-10901	4201		2	2		665	\$107	\$ 772		2	10/09/03	\$23,175
a-2001-10901	4203		3	4		756	\$135	\$ 891		4	08/16/06	\$20,109
a-2001-10901	4204		2	2		665	\$107	\$ 772		2	01/06/06	\$21,120
a-2001-10901	4205		1	1		226	\$76	\$ 302		1	10/01/05	\$9,576
a-2001-10901	4206		3	3		756	\$135	\$ 891		3	10/27/03	\$20,902
a-2001-10901	4207		2	2		665	\$107	\$ 772		2	12/12/05	\$18,408
a-2001-10901	4208		3	3		81	\$135	\$ 216		3	10/24/03	\$10,524
a-2001-10901	4209		3	3		756	\$135	\$ 891		3	10/23/03	\$29,120
a-2001-10901	4301		1	2		561	\$76	\$ 637		2	05/01/07	\$23,300
a-2001-10901	4302		3	3		756	\$135	\$ 891		3	10/29/03	\$25,027
a-2001-10901	4303		1	1		496	\$76	\$ 572		1	09/01/07	\$20,372
a-2001-10901	4304		2	3		665	\$107	\$ 772		3	09/09/05	\$15,040
a-2001-10901	4305		1	1		59	\$76	\$ 135		1	12/20/05	\$3,984
a-2001-10901	4306		3	4		756	\$135	\$ 891		4	09/29/03	\$24,963
a-2001-10901	4307		2	2		665	\$107	\$ 772		2	09/30/03	\$25,480
a-2001-10901	5101		2	2		587	\$107	\$ 694		2	06/24/03	\$18,180
a-2001-10901	5102		1	1		561	\$76	\$ 637		1	12/07/07	\$12,588
a-2001-10901	5103		3	5		825	\$135	\$ 960		5	04/08/05	\$36,311
a-2001-10901	5104		3	4		756	\$135	\$ 891		4	09/30/03	\$25,105
a-2001-10901	5105		3	5		666	\$135	\$ 801		5	10/24/03	\$23,088
a-2001-10901	5106		2	2		224	\$107	\$ 331		2	10/27/03	\$9,336
a-2001-10901	5201		2	2		665	\$107	\$ 772		3	07/05/07	\$19,578
a-2001-10901	5202		1	1		496	\$76	\$ 496		1	04/10/07	\$18,592
a-2001-10901	5203		3	3		714	\$135	\$ 849		3	10/24/03	\$25,000
a-2001-10901	5204		3	3		666	\$135	\$ 801		3	10/23/03	\$21,760
a-2001-10901	5205		3	3		621	\$135	\$ 756		3	07/01/07	\$31,785
a-2001-10901	5206		2	2		665	\$107	\$ 772		2	10/22/03	\$18,750
a-2001-10901	5301		2	2		587	\$107	\$ 694		2	10/18/06	\$25,529
a-2001-10901	5302		1	1		496	\$76	\$ 572		2	12/23/05	\$26,515
a-2001-10901	5303		3	3		756	\$135	\$ 891		3	10/23/03	\$18,227
a-2001-10901	5304		3	3		439	\$135	\$ 574		3	10/22/03	\$24,218

CHART 2  
 NEWLY CONSTRUCTED AND SUBSTANTIALLY REHABILITATED UNITS COMPLETED IN THE PERIOD BEGINNING JANUARY 1, 2007 AND ENDING DECEMBER 31, 2007  
 NUMBERS AND TYPES OF UNITS

1. Name of Project & Address/Zip Code	2. Name/Address of Owner/Manager	3. New or Sub. Rehab.	4. Total # Units	5. Own or Rent	6. # Fam Units	7. # Senior Units	8. # 1-BR Units	9. # 2-BR Units	10. # 3-BR Units	11. # 4+-BR Units	12. Bldg. Permit # & Date	13. Completion Date	14. Nature & Amount of Subst. Rehab. or Const.	15. Date & Amount of Appraisal (If Required)	16. Name of Redevelop. Project Area (If applicable)
Avian Glen Apartments, 301 Avian Drive, Vallejo, CA 94591	Vallejo Family Housing Partners, L. P., 13520 Evening Creek Drive North, Suite 360, San Diego, CA 92128	New	87	Rent 87		0	10	38	39	0	MR04-007 06/04/07	06/04/07	\$26,867,887	N/A	N/A

Chart 2, Page 1 of 1, Period beginning January 1, 2007 and ending December 31, 2007

Date Final Inspection Report Completed for Substantial Rehabilitation or Date Certificate of Occupancy Issued for New Construction.

**CHART 3  
LONG TERM AFFORDABILITY INFORMATION  
NEWLY CONSTRUCTED AND SUBSTANTIALLY REHABILITATED UNITS COMPLETED IN THE PERIOD BEGINNING JANUARY 1, 2007 AND ENDING DECEMBER 31, 2007**

1. Name of Project & Address/Zip Code	2. # of VL Units	3. # of L Units	4. # of M Units	5. # of AM Units	6. Date Covenant Recorded and Title(s) of Recorded Document	7. Length of Coven. (Yrs)	8. Date Coven. Expires	9. Date Each Year Monitoring Report Due	10. Amounts & Sources of City or Agency Funding	11. Amounts & Sources of Other Funding
Avian Apartments, 301 Avian Drive, Vallejo, CA 94591	87	0	0	0	3/12/01, Affordable Housing Covenant	55	07/62	02/15	\$900,000, City HOME Funds; \$3,093,750,000, Agency Funds	Tax Exempt Bonds: \$6,148,512 Tax Credit Equity: \$10,296,625 State Multi-Family Housing Program: \$4,110,751 Affordable Housing Program: \$348,000 Deferred Developer Fee: \$1,970,249

Chart 3, Page 1 of 1, Period beginning January 1, 2007 and ending December 31, 2007

“VL” refers to housing units available at affordable housing cost or affordable rent to and occupied by very low income households, as defined in Part II of the Settlement Agreement; “L” refers to housing units available at affordable housing cost or affordable rent to and occupied by low income households, as defined in Part II of the Settlement Agreement; “M” refers to housing units available at affordable housing cost or affordable rent to and occupied by moderate income households, as defined in Part II of the Settlement Agreement; “AM” refers to housing units which are affordable to low, very low or moderate income households, and are included here for clarification purposes.

**CHART 4  
INITIAL UNIT AFFORDABILITY REPORT  
NEWLY CONSTRUCTED AND SUBSTANTIALLY REHABILITATED UNITS COMPLETED IN THE PERIOD BEGINNING JANUARY 1, 2007 AND ENDING DECEMBER 31, 2007  
(To Be Completed Upon Initial Completion of Rent-up, Sale or Rehabilitation)**

**4A. RENTAL UNITS**

1. Name of Project & Address/Unit #	2. Name & Address - Project Owner or Manager	3. # BR	4. L, VL, M, or AM	5. Family, Senior or Other	6. Initial Rehab Cost (If applicable)	7. Initial Monthly Rent Amount	8. # Persons in Household	9. Initial Monthly Household Income	10. Date Each Year Annual Monitoring Report Due
Avian Glen Apartments, 301 Avian Drive, Vallejo, CA 94591	Vallejo Family Housing Partners, L. P., 13520 Evening Creek Drive North, Suite 360, San Diego, CA 92128	10 1's, 38 2's, 39 3's	VL	Family	N/A	\$371 - \$1,107	1 - 5	\$596 - \$3,701	2/15

Chart 4, Page 1 of 2, Period beginning January 1, 2007 and ending December 31, 2007



**4B. OWNER-OCCUPIED UNITS**

1. Name of Owner and Address/Unit #	2. # BR	3. L, VL, M, or AM	4. Initial Sales Price or Rehab Cost	5. Initial Total Affordable Housing Cost, As Defined in Part II of Settlement	6. Initial Monthly Household Income	7. # Persons in Household	8. Date Each Year Annual Monitoring Report Due
None completed.							

Chart 4, Page 2 of 2, Period beginning January 1, 2007 and ending December 31, 2007

“VL” refers to housing units available at affordable housing cost or affordable rent to and occupied by very low income households, as defined in Part II of the Settlement Agreement; “L” refers to housing units available at affordable housing cost or affordable rent to and occupied by low income households, as defined in Part II of the Settlement Agreement; “M” refers to housing units available at affordable housing cost or affordable rent to and occupied by moderate income households, as defined in Part II of the Settlement Agreement; “AM” refers to housing units which are not affordable to low, very low or moderate income households, and are included here for clarification purposes.

CHART 5  
 NUMBERS AND TYPES OF UNITS

NEWLY CONSTRUCTED AND SUBSTANTIALLY REHABILITATED UNITS PROPOSED FOR COMPLETION IN THE PERIOD BEGINNING JANUARY 1, 2008 AND ENDING DECEMBER 31, 2008

1. Name of Project & Address/Zip Code	2. Name/Address of Owner/Manager	3. New or Sub. Rehab.	4. Total # Units	5. Own or Rent	6. # Fam Units	7. # Senior Units	8. # 1-BR Units	9. # 2-BR Units	10. # 3-BR Units	11. # 4+-BR Units	12. Bldg. Permit # & Date (if Issued)	13. Estimated Date of Completion	14. Nature & Est. Amount of Subst. Rehab. or Const.	15. Date & Amount of Appraisal (if Required)	16. Name of Redevelop. Project Area (if Applicable)	
Projects approved for financing listed below																
None.																

Chart 5, Page 1 of 1, Period beginning January 1, 2008 and ending December 31, 2008

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**CHART 6  
LONG TERM AFFORDABILITY INFORMATION  
NEWLY CONSTRUCTED AND SUBSTANTIALLY REHABILITATED UNITS PROPOSED FOR COMPLETION IN THE PERIOD BEGINNING JANUARY 1, 2008 AND ENDING DECEMBER 31, 2008**

1. Name of Project & Address/Zip Code	2. # of VL Units	3. # of L Units	4. # of M Units	5. # of AM Units	6. Proposed Length of Coven. (Yrs)	10. Amounts & Sources of City or Agency Funding	11. Amounts & Sources of Other Funding
ie Chart 5,							

Chart 6, Page 1 of 1, Period beginning January 1, 2008 and ending December 31, 2008

VL' refers to housing units available at affordable housing cost or affordable rent to and occupied by very low income households, as defined in Part II of the Settlement Agreement; "L" refers to housing units available at affordable housing cost or affordable rent to and occupied by low income households, as defined in Part II of the Settlement Agreement; "M" refers to housing units available at affordable housing cost or affordable rent to and occupied by moderate income households, as defined in Part II of the Settlement Agreement; "AM" refers to housing units which are affordable to low, very low or moderate income households, and are included here for clarification purposes.

**CHART 7  
PROPOSED INITIAL UNIT AFFORDABILITY REPORT  
NEWLY CONSTRUCTED AND SUBSTANTIALLY REHABILITATED UNITS PROPOSED TO BE COMPLETED IN THE YEAR PERIOD BEGINNING JANUARY 1, 2008 AND ENDING  
DECEMBER 31, 2008**

**7A. RENTAL UNITS**

1. Name of Project & Address/Unit #	2. Name & Address - Project Owner or Manager	3. # BR	4. L, VL, M, or AM	5. Family, Senior or Other	6. Proposed Initial Monthly Rent Amount	7. Anticipated # Persons in Household (Range)	8. Proposed Initial Monthly Household Income (Range)
See Chart 5.							

Chart 7, Page 1 of 2, Period beginning January 1, 2008 and ending December 31, 2008

**7B. OWNER-OCCUPIED UNITS**

1. Name of Owner and Address/Unit #	2. # BR	3. L, VL, M, or AM	4. Proposed Initial Sales Price or Rehab Cost	5. Proposed Initial Total Affordable Housing Cost, As Defined in Part II of Settlement	6. Proposed Initial Monthly Household Income (Range)	7. Proposed # Persons in Household
See Chart 5.						

Chart 7, Page 2 of 2, Period beginning January 1, 2008 and ending December 31, 2008

“VL” refers to housing units available at affordable housing cost or affordable rent to and occupied by very low income households, as defined in Part II of the Settlement Agreement; “L” refers to housing units available at affordable housing cost or affordable rent to and occupied by low income households, as defined in Part II of the Settlement Agreement; “M” refers to housing units available at affordable housing cost or affordable rent to and occupied by moderate income households, as defined in Part II of the Settlement Agreement; “AM” refers to housing units which are not affordable to low, very low or moderate income households, and are included here for clarification purposes.