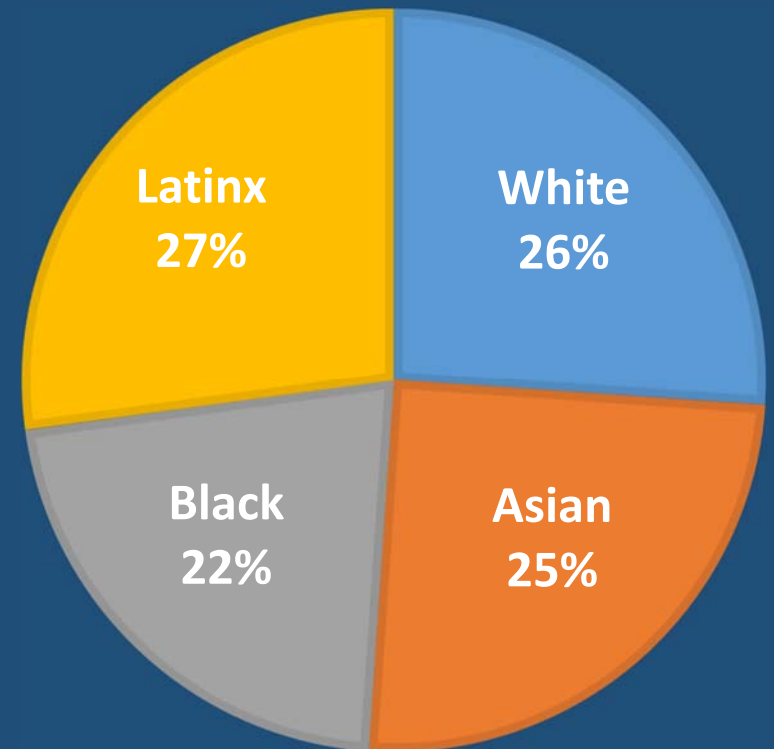
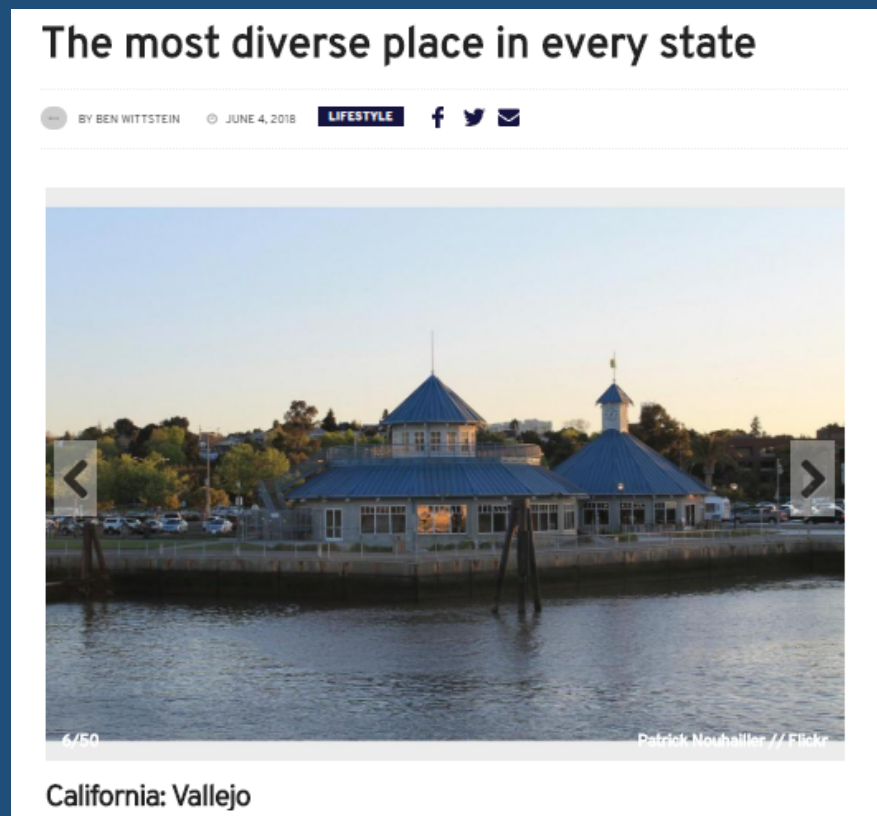




Alea Gage - City of Vallejo

Vallejo's Enduring Diversity



Source: ABAG Diversity Rankings (1/2019)
from 2017 American Community Survey

The Vallejo Amalgam

Local Economic Environment:

- Median Household Income \$62,272 (SF/SM/Marin MSA \$118,400)
- 5% population growth since 2010 without significant new construction
- Top 5 housing market in the US 2016-2018
- 1.2m ferry riders/year – 97% occupancy

Accomplishments:

- Majority-minority Council since 2013
- Six Census tracts designated as Opportunity Zones in 2018
- Investments in public services and preparing for development



Recent Significant Events

1996	Mare Island Naval Shipyard closes
2008-2011	Bankruptcy
2011/2016	Measure B/V (1% sales tax)
2017	Propel Vallejo: General Plan 2040



Bringing investment & equitable development

Biggest challenges:

- Perception of public safety
- School quality
- Aging infrastructure
- Need to strengthen civil/social service sector
- Low tax base
- High development costs without high values
- Liabilities (including pensions)

Biggest opportunities:

- Capacity on Mare Island for innovation & jobs
- Ferry expansion & TOD at downtown & waterfront sites
- Housing affordability
- Location & infrastructure capacity
- Skilled & available workforce
- Six Opportunity Zone designations



Downtown/Waterfront



Mare Island



Questions

- Are we preparing for pressures accompanying potential growth?
- How can Vallejo garner its share of regional prosperity? How do we weather market cycles when revitalization is a long-term proposition?
- How can the Participatory Budgeting model change the way we make decisions?
- While it's necessary to focus on revenue generation, how we can envision community stability differently and in greater partnership?