

# Vallejo Chamber of Commerce

## Snap Survey results – Economic Development projects and ideas

The Vallejo Chamber of Commerce recently conducted a non-scientific survey of its membership. The “snap” survey focused on economic development projects and ideas ongoing or being considered by the City of Vallejo. This information will be used to advise the Board of Directors on the opinion of Chamber members when these topics come before the Board.

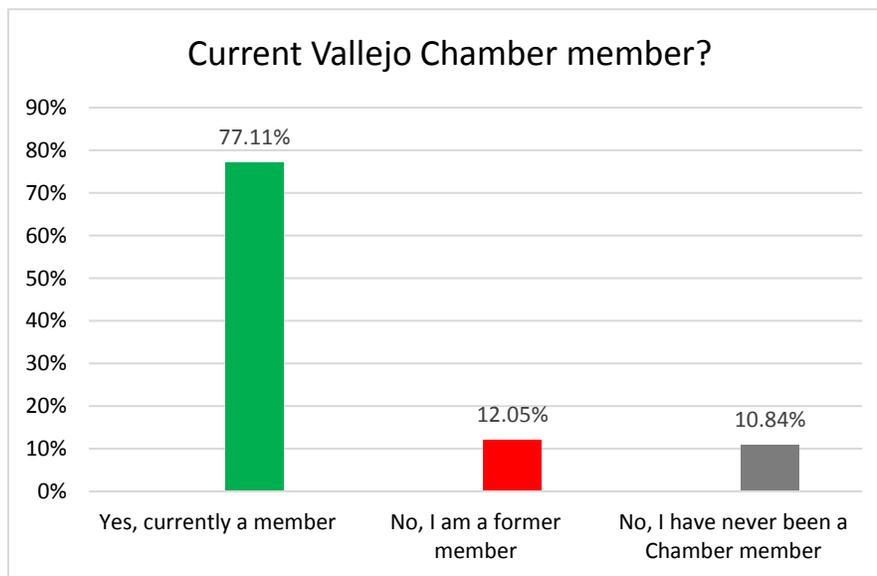
The survey was created July 29, 2019, and sent to the Board to review July 30. After three revisions, the final version was published and sent to membership. Three direct messages promoting only the survey were sent: August 1, August 5, and August 12. The survey was closed August 22.

99 total and partial responses were received. All questions were optional to complete. For the purposes of this report, non-responses were removed from the graph. The average number of non-responses removed was 16. (Four questions had 16 non-responses; two questions had 17.)

The last question asked in the survey is the first graph below. The rest of the survey questions are displayed in the order they were given.

Question 6:

*Are you a member of the Vallejo Chamber of Commerce?*

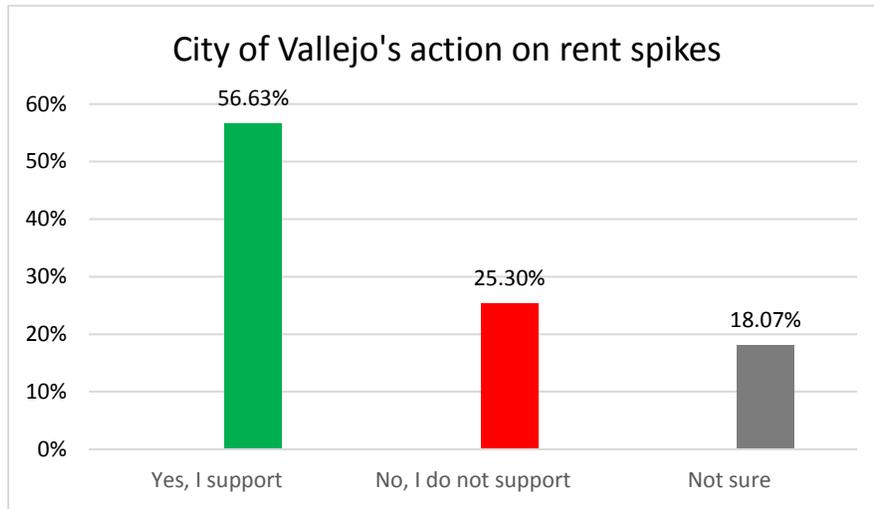


Respondents answering they are currently a Chamber member comprise over 16% of the Chamber’s current and active membership base.

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### QUESTION 1:

*The Vallejo City Council recently extended an emergency declaration of a moratorium on rent increases that was made following the 2017 fires. This action caps rent increases at 10% per year. The purpose of this extension is to give the city time to consider how to address "rent spikes" that disproportionately impact low and fixed income families. The extension is for 30 days, and must be re-authorized on a regular basis. Do you support the city's decision?*



A majority of respondents are in favor of the city's action. However, over 40% either do not support or are not sure.

Some who support City Council indicate a preference this action is temporary, which suggests support is weaker than numbers indicate. 19 respondents added a comment.

### Examples:

"Two years is long enough."      "Temporary only."      "... a limit on extensions should be put in place."

There is also opposition to the concept itself:

"Rent caps make the housing shortage worse."

"... artificial price controls have been repeatedly determined to have the opposite results."

"Any form of Rent Control is a deterrent for new market-rate development projects."

"Rent increases are out of control throughout the entire Bay Area."

On the flip side, there are some who think even 10% is too high:

"Wish they didn't raise them 10%."

"Should be capped at 5% per year."

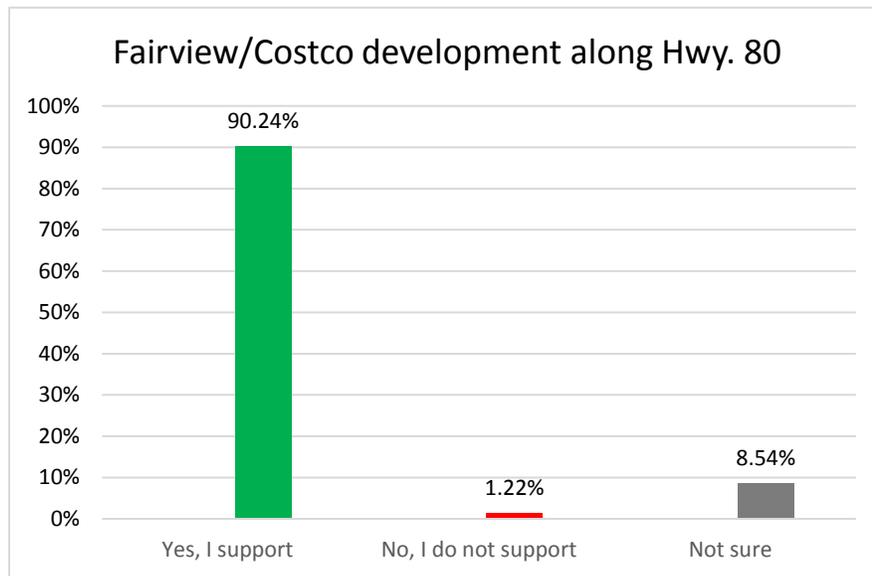
"I think 10% is way too high. Average yearly inflation is 3.15%."

"We must maintain an inventory of affordable housing."

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Question 2:

*The Vallejo Fairview Developers/Lewis Group has submitted a master plan to build a new Costco and 178 new single family homes on the 50 acre Cooke property, located on Admiral Callaghan adjacent to Hwy. 80 between Target and Avery Greene Honda. This site has long been vacant. Its location and visibility make it an ideal place for Costco to relocate within Vallejo. (CLICK HERE for more information) Do you support this project?*



This question received the highest amount of support. 12 respondents added a comment, with 2/3rds voicing specific support for Costco and all 12 supporting the housing.

Main concerns voiced are in regards to who/what will replace the existing Costco; Costco's proximity to housing; and whether the roads can support the additional housing.

Examples:

"I don't see a reason for Costco to move from its current location. However, I do support the building of 178 new single-family homes."

"Great thought; however; Costco too close to residents."

"My only concern is who occupies the current Costco building."

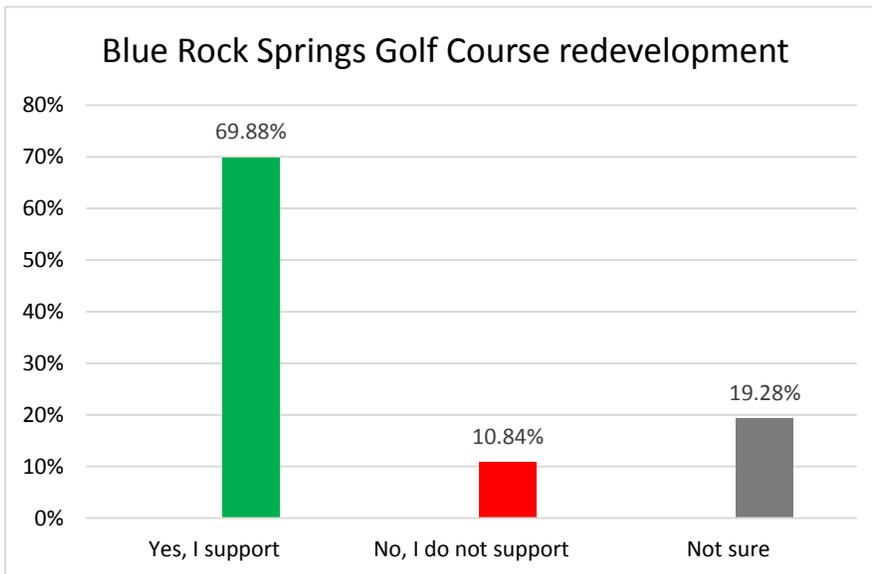
"Great utilization of vacant property."

"Would rather see other retail outlets and housing along with a public park."

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### Question 3:

*Blue Rock Springs Golf Course is currently under an Exclusive Negotiating Agreement with the Greg Norman Company and the Lewis Group to redevelop the 225 acre parcel. The project would combine two financially unsustainable City golf courses and an old, aging clubhouse into a new community of approximately 600 homes with a single Greg Norman Signature course and a new, state-of-the-art clubhouse. Project revenues will cover the new course and clubhouse construction costs, and eliminate \$350,000 to \$750,000 in annual subsidies from the City of Vallejo. The golf course will remain a public, city-owned property. (CLICK HERE for more information) Do you support this project?*



This question received the lowest support of economic development projects surveyed, and the highest direct opposition.

15 respondents added a comment, mainly voicing concerns about the housing (8 of 15), the viability of golf (4 of 15), the development process (3 of 15), and the entire project's impact on Syar (2 of 15).

### Examples:

"The City has enough homes to supply our future growth ..."

"Don't like that it's an exclusive negotiating agreement. Too many new homes."

"The new golf course is okay, I question 600 new homes."

"Need more details on the quality of the housing project, impact on surrounding areas, whether the project will cost the city in fire, police and road services, and how the neighbors feel about the impact on their views and quality of life."

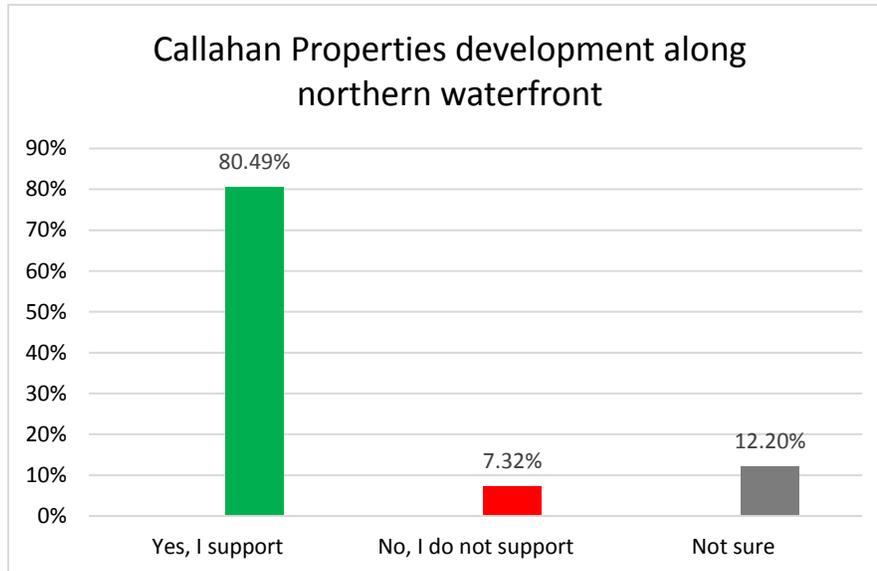
"Golf courses are fast becoming a thing of the past nationwide."

"But the city needs to work with Syar Industries so they do not get sued for breaking their agreement with Syar."

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Question 4:

*The Callahan Property Company has submitted an application for 175 single family homes, 20,000 square feet of commercial development, and two new parks for the northern waterfront (also known as Mariner's Cove) just south of the Mare Island Bridge on the Vallejo side. The City of Vallejo imported 70,000 cubic yards of clean dirt in summer of 2018 to begin the soil stabilization process and improve the property's value in preparation for this project. (CLICK HERE for more information) Do you support this project?*



This question received decent support, with just over 80% in support of the project.

16 respondents added a comment. More than half were in support of the project, though a few stated Callahan needs to move more quickly. Opposition was focused on the number of units and the development's impact on the wetlands.

Examples:

"... anything that increases available housing, without being at the expense of the environment, is something I intend to support."

"Good utilization of vacant property."

"Yes, I support the Project as proposed on this barren terrain. Vallejo needs housing ..."

"If they are reasonably priced especially for first time home buyers."

"Too many units for the size of the parcel. Water problems not yet resolved."

"That's a lot of homes in a pretty small space."

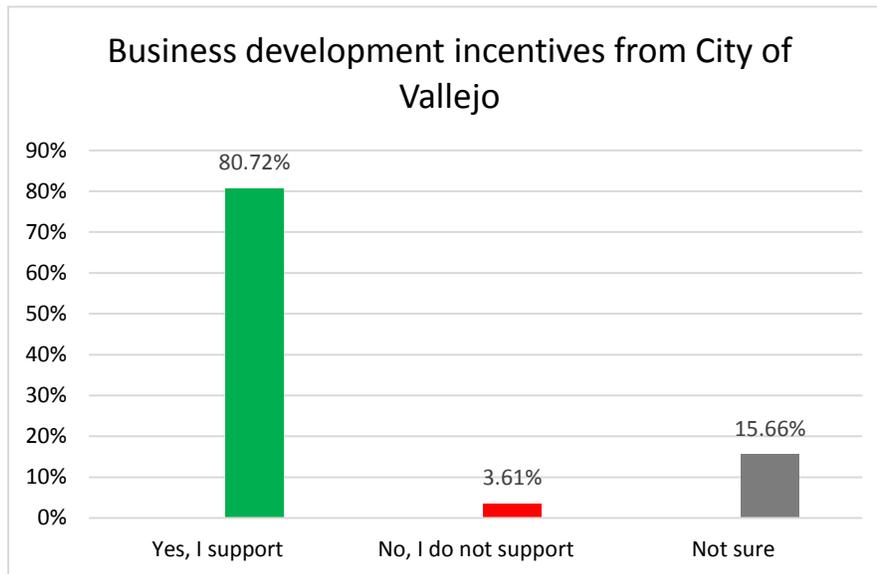
"I support, however, I think this should be Callaghan's last shot at this."

"The proposed development will intrude on what little wetlands are left in that plot. There is also a variety of wildlife that inhabits that space. ... Put the project somewhere else, and let us have our wetlands."

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### Question 5:

*The City of Vallejo is considering an incentives-type program to encourage new businesses to set up shop in Vallejo or to renew their commitment to the city. These incentives may include a rebate of fees already paid, a tax credit, or other ways to reduce the cost of development. Any incentive program put in place will also include aligning priority areas within the City with the 2017 General Plan. This will be done in part by designating key areas as Priority Production and Priority Development areas (PPA, PDA), which opens up infrastructure funding opportunities through the MTC and the Solano Transportation Authority. (CLICK HERE for more information on PDA's) In general, would you support this kind of decision?*



This question received support from over 80% and little opposition (less than 4% against). The number who said they are not sure is significant; additional details would likely increase overall support.

20 respondents included a comment, most in support but wanting more details or exceptions made. A small number oppose the idea of new incentives.

### Example:

“On this I suppose the devil will be in the individual details, but in general I would say that the City should explore any and all opportunities to attract (as well as retain) businesses ...”

“On the surface it sounds good. Need details.”

“Corporate Welfare. Companies that are here paid the fees. Why should new companies not pay?”

“Do not think this program should be available for residential development, only commercial/industrial development that will create revenue and jobs.”

“Vallejo is currently one of the hottest commercial and residential development areas in the state ... I question the need for incentives.”

“I feel that many of the city’s small business programs only apply to a small minority of business types.”

## **Snap Survey results – Economic Development projects and ideas**

### Conclusion:

This survey was developed to gauge member support for three economic development (E/D) projects currently being processed by the City of Vallejo; general member support for development incentives; and member support for Vallejo's approach to "rent spikes" that recently impacted residents in low income housing situations. The questions were asked in a simple "yes/no/I don't know" format. All questions were optional to answer, and each included an area to leave a comment.

Respondents expressed support for all five topics surveyed. The support levels differed from question to question, from a high of just over 90% to a low of about 56%. Two of the three E/D projects were supported by at least 80% of respondents, as was the question about development incentives, while the question about rent spiking had the highest level of opposition and lowest level of support.

The survey suggests Chamber members support economic development generally and the Fairview/Costco and Callahan Properties projects in particular. It also suggests members would like the city's development process to be more successful, and that they would likely support incentives once the details were known.