



HOUSING & REDEVELOPMENT COMMISSION

June 13, 2007

REGULAR MEETING
555 Santa Clara Street
Vallejo, CA 94590

7:30 P.M.

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda

RECOMMENDATION: Approve the agenda as presented.

5. Approval of Minutes

RECOMMENDATION: Approve the action minutes from the May 9, 2007 regular meeting.

Requests for disability-related modifications or accommodations, aids, or services may be made by a person with a disability to the Vallejo Economic Development Division office, located at 555 Santa Clara Street, 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). The Vallejo Economic Development Division may be contacted as follows: Telephone (707) 648-4444; Fax (707) 648-4499; or e-mail: ksmith@ci.vallejo.ca.us.

The hearing impaired may call the California Relay Service at (800) 735-2922 without TTY/TDD or (800) 735-2929 with TTY/TDD.

I, Bonnie Robinson Lipscomb, do hereby certify that I caused a true copy of the above notice and agenda to be delivered to each of the members of the Housing and Redevelopment Commission at the time and manner prescribed by law and posted in an area freely accessible to members of the public on June 8, 2007.

Signature

CHAIR
Mustafa Abdul-Ghaneec
VICE-CHAIR
Rozzana Verder-Aliga
COMMISSION
Michelle Pitts
Charles Brown III
Chris Platzer
Mike Urick
Carmen Marie Vance



6. Report of Presiding Officer and Members of the Commission
7. Secretary's Report
8. Council Liaison's Report
9. Communications and Presentations
10. Community Forum

Anyone wishing to address the Commission on any matter not listed on the Agenda, but within the jurisdiction of the Commission to resolve, may step to the podium and state his/her name and address for the record.

11. Consent Calendar

A. PROPOSED FISCAL YEAR 2007/2008 HOUSING AUTHORITY BUDGET

RECOMMENDATION: Adopt the resolution recommending adoption of the Housing Authority Budget for FY 2007/2008 by the Housing Authority Board

B. PROPOSED FISCAL YEAR 2007/2008 REDEVELOPMENT AGENCY BUDGET

RECOMMENDATION: Adopt the resolution recommending adoption of the Redevelopment Agency Budget for FY 2007/2008 by the Agency Board

12. Public Hearings

None

13. Administrative Items

A. PRESENTATION BY MS. ERNESTINE LAWSON PERTAINING TO THE COUNTRY CLUB CREST NEIGHBORHOOD IN THE FLOSDEN ACRES REDEVELOPMENT AREA

At its March 14, 2007 regularly scheduled Housing and Redevelopment Commission Meeting, Ernestine Lawson, a Vallejo Community Member, addressed the Commission and requested information on what funds were available for projects within the Flosden Acres Redevelopment Area and what types of projects fit within the goals and objectives for the Area. At its April 11, 2007 regularly scheduled Housing and Redevelopment Commission Meeting, staff presented the Flosden Acres Revenue, Expenditures, Goals and Objectives from the Five Year Implementation Plan for the Vallejo Redevelopment Agency. The Chair requested that a presentation by Ms. Lawson be placed on a future Housing and Redevelopment Agenda for discussion.



RECOMMENDATION: Discuss the information provided by Ms. Lawson pertaining to the Flosden Acres Redevelopment Area and provide direction to staff as necessary regarding any additional follow-up.

- B. DISCUSS COUNCIL DECISION REGARDING EDEN HOUSING AS THE PREFERRED DEVELOPER FOR AN AFFORDABLE MULTIFAMILY RENTAL DEVELOPMENT HOUSING PROJECT AT THE SITE LOCATED AT CURTOLA PARKWAY AND LEMON STREET

RECOMMENDATION: Discuss the matter and place it on the July agenda for follow-discussion and possible action. At that time, it is anticipated that staff will be available to join the discussion and answer questions.

14. Policy Items

None

15. Adjournment

HOUSING AND REDEVELOPMENT COMMISSION

Conference Center, 375 G. Street
Vallejo, California 94590

COMMISSION MEETING ACTION MINUTES

MAY 9, 2007

A regular meeting of the Housing and Redevelopment Commission was held on the above date in the Conference Center on Mare Island located at 375 G. Street. The meeting was called to order at 7:30 p.m. by Chairperson Mustafa Abdul-Ghaneer.

ROLL CALL

Present: Chairperson Abdul-Ghaneer, Vice-Chair Verder-Aliga (arrived 7:35), Commissioners Brown (arrived 7:38), Platzer, Pitts, and Urick

Absent: Commissioner Vance

Staff: Bonnie Robinson Lipscomb, Senior Community Development Analyst
Guy Ricca, Senior Community Development Analyst
Melinda Nestlerode, Senior Community Development Analyst

1. APPROVAL OF AGENDA

The Agenda was amended to reorder the first two items on the Administrative Agenda (Original Item 13B became Item 13A and original Item 13A become 13B)

The Agenda was approved unanimously.

2. APPROVAL OF April 11, 2007 ACTION MINUTES

The April 11, 2007 Action Minutes were approved unanimously.

3. REPORT OF PRESIDING OFFICER, MEMBERS OF THE COMMISSION, AND COUNCIL LIASON

4. CONSENT CALENDAR

No items.

5. PUBLIC HEARING

No items.

6. ADMINISTRATIVE ITEMS

- A. RECOMMENDATION FOR A CONDITIONAL COMMITMENT TO SELECT DEVELOPER TO PROCEED WITH DEVELOPING LOAN DOCUMENTS

FOR AN AFFORDABLE MULTIFAMILY RENTAL DEVELOPMENT
PROJECT

RECOMMENDATION: Adopt a Resolution recommending Council to authorize staff to enter into an exclusive negotiation period with Eden Housing, a nonprofit housing developer, to develop 56 units of affordable family rental housing at the site located at Curtola Parkway and Lemon Street.

The Commission adopted a modified resolution by the following vote:

AYES: Chairperson Abdul-Ghane, Vice-Chair Verder-Aliga
Commissioners Brown, Platzer, Pitts, and Urick
NOES: None
ABSENT: Commissioner Vance
ABSTENTIONS: None

B. HOUSING AND REDEVELOPMENT COMMISSION FUTURES LIST

The attached document is a draft revision to the HRC Futures List prepared by the Chair for consideration by the Commission.

RECOMMENDATION: Discuss and approve draft and provide direction to staff regarding additional follow up.

A motion to adopt the draft revision to the HRC Futures List was approved by the following vote:

AYES: Chairperson Abdul-Ghane, Vice-Chair Verder-Aliga
Commissioners Brown, Platzer, Pitts, and Urick
NOES: None
ABSENT: Commissioner Vance
ABSTENTIONS: None

C. REVISION OF CHAPTERS TWO AND FIVE OF THE HOUSING
AUTHORITY OF THE CITY OF VALLEJO'S ADMINISTRATIVE PLAN

RECOMMENDATION: Review revised Chapters Two and Five of the Administrative Plan, and recommend their adoption by the Housing Authority Board.

The Commission adopted a modified resolution by the following vote:

AYES: Chairperson Abdul-Ghane, Vice-Chair Verder-Aliga
Commissioners Brown, Platzer, Pitts, and Urick
NOES: None
ABSENT: Commissioner Vance

ABSTENTIONS: None

D. TRIAD OPERATING MEMORANDUM NO. 1

Pursuant to Section 708 of the DDA, Triad and the Redevelopment Agency may enter into an Operating Memorandum to make non-substantive refinements or adjustments regarding details and/or timing of performance and the Agency's Executive Director (or his designee) may execute the Operating Memorandum without prior notice, hearing, or other Agency Board action. On April 19, 2007, Operating Memorandum No. 1 was executed between the Agency and Triad.

RECOMMENDATION: This was an informational item only and no further action was taken.

E. VALLEJO HOUSING AUTHORITY HOUSING CHOICE VOUCHER PROGRAM WAITING LIST-Update

The Vallejo Housing Authority accepted applications for its Housing Choice Voucher Program waiting list from January 15th through January 19th. The Housing Authority received over 6,000 applications via the Internet and over 700 paper applications, which are now being processed by a consulting firm and will be integrated in VHA software.

RECOMMENDATION: This is an informational item only and no further action was taken.

4. POLICY ITEMS

No items.

5. ADJOURNMENT

The meeting adjourned at 9:10 p.m.



HOUSING AND REDEVELOPMENT COMMISSION

Date: June 13, 2007

TO: Chairperson and Commissioners

FROM: Laura J. Simpson, Housing and Community Development Manager
Melinda Nestlerode, Senior Community Development Analyst

SUBJECT: PROPOSED FISCAL YEAR 2007/2008 BUDGET

BACKGROUND AND DISCUSSION

The Vallejo Housing Authority, (HA) created pursuant to California Housing Authorities Law, is authorized to offer a variety of housing services. In Fiscal Year (FY) 2007/2008, staff anticipates that the HA will deliver the Housing Choice Voucher program (HCV), and several associated subprograms; as well as the Disaster Voucher Program (DVP). The HA will administer several subprograms utilizing HCV funding, including the Homeownership, Family Self Sufficiency, and Project Based Voucher programs. The budget for FY 2007/2008 consists of revenue and expenditures related to the HCV, DVP and related programs, and two reserve funds primarily allocated for affordable housing development.

The HCV program provides rental subsidies to low income families who reside in Vallejo. Landlords receive market rate rents and are required to provide good quality housing. The HCV program is identified in the City's Consolidated Plan and the Housing Element as a high priority in meeting the City's housing goals. The proposed FY 2007/2008 budget is scheduled to be adopted by the Housing Authority Board on June 26, 2007. Comments by Housing and Redevelopment Commissioners be relayed to the Housing Authority Board.

The proposed budget for FY 2007/2008 is \$22,989,433. The majority of these funds, \$20,895,791, represent rent payments to landlords who provide safe and decent housing to low-income Vallejo families. Up to 2,266 families may be served in Vallejo.

The HCV program is funded entirely by the Department of Housing and Urban Development (HUD). Over the last several years, HUD has changed how it calculates the amounts each HA will receive, and has reduced total funding for the program. Significant changes include a transition from funding based on a HA's individual fiscal year, to funding based on the calendar year. HA's are no longer required to submit an annual budget to HUD; future funding is calculated based on electronic data submission to HUD.

The Vallejo HA submits electronic data to HUD every quarter. The transmitted information includes the number of units leased, actual housing assistance payments made, and actual administrative costs of the program. Prior to Calendar Year (CY) 2007, HUD used the data submitted for the quarter of May, June and July to determine Housing Assistance Payments (HAP) and Administrative Fee funding allocations for the upcoming calendar year. However, the 2007 Appropriations Act revised the funding formula. CY 2007 funding will be based on CY

2006 expenditures. As of the writing of this staff report, actual CY 2007 funding amounts have not been provided to Housing Authorities.

HAP and administrative fees are calculated and distributed separately. In determining funding for HAP and administrative expenses, HUD considers several key terms and formulas. Although the actual funding amounts have not yet been provided by HUD, a nationally recognized industry group, the National Organization of Housing and Redevelopment Officials (NAHRO), has provided a spreadsheet enabling Housing Authorities to calculate estimated funding. The CY 2007 estimated funding calculations are shown below:

Calendar Year 2007 HAP and Administrative Fee Calculations

Funding for CY 2007	HAP	Administrative Fees
CY 2006 Eligibility	\$ 20,274,310	\$ 1,603,009
Annual Adjustment Factor	1.03	1.035
Adjusted CY 2007 Eligibility	\$ 20,882,539	\$ 1,659,114

Adjusted CY 2007 funding will be reduced by an as yet unknown pro-ration factor. The pro-ration is calculated by determining the funding required by all 3,400 Housing Authorities in the United States, then applying an across the board pro-ration factor to reduce funding to an amount which the 2007 Appropriation Act funding will support.

Comparison of HAP and Administrative Fees By Calendar Year

	HAP	Administrative Fees
CY 2005 Final Funding	\$ 26,094,870	\$ 1,599,087
CY 2006 Final Funding	\$ 25,736,237	\$ 1,618,070
CY 2007 Estimated Funding	\$ 20,882,539	\$ 1,659,114

HAP funding may only be used to support rental payments to housing providers and mortgage payments to lenders, as well to pay utility reimbursements to clients and fund escrow accounts for the Family Self Sufficiency program. Any unspent HAP funds must be allocated to an undesignated HAP fund account. Major policy changes implemented by HUD in 2004 included retroactive HAP funding reductions as well as modification of funding methodology. In reaction, Housing Authorities took steps to reduce program costs. In many cases this led to reduced lease up and utilization rates. The Vallejo HA experienced a 7 percent reduction in lease up between March 2006 and March 2007. Between the years of 2003 and 2006, the Vallejo HA had maintained a lease up rate of 95 to 98 percent.

The HA has recognized reestablishing a lease up rate of 95 percent or above as its highest priority, and has taken aggressive steps to increase lease up since August 2006. Staff has processed over 1,200 families from the waiting list, and reopened the list, adding over 6,000 new families. Additionally, the Housing Authority Board approved more relaxed subsidy standards effective June 1, 2007 for new contracts. These standards will discourage new families on the program from exercising their portability rights and moving to another jurisdiction with more lenient standards.

salaries, materials, office supplies, services and rent. Unspent administrative funds must be allocated to an undesignated administrative fund account, or operating reserve, and spent only on housing administration expenses. PIH Notice 2006-5 states "... administrative fees provided from this appropriation shall only be used for activities related to the provision of section 8 tenant-based rental assistance, including related development activities..."

Additionally, the Housing Authority has a contract with the City of Vallejo whereby the HA pays for City staff and services. City employees are assigned to work for the HA, and are paid by the HA. The Housing Authority also pays for the services performed by City departments, such as the Human Resources Department, the Finance Department, the City Attorney's Office, the City Clerk's Office, etc. The City hired a consultant to conduct a Cost Allocation Plan during FY 2006/2007. The Plan identified an additional \$284,564 in annual expenses from the HA's administrative budget to pay for City services. Total costs for City services are now \$719,269. The Cost Allocation Plan was applied retroactively to FY 2006/2007, and proactively to FY 2007/2008. The HA will utilize the Administrative Fund reserve of \$80,930, plus subsidize \$261,961 from the Operating Reserve Fund in FY 2007/2008. Management is pursuing alternatives in order to balance the Administrative Fund by FY 2008/2009, which may include the reduction of up to three staff positions.

Program Reserves

Two new fund accounts were introduced in FY 2006/2007, in order to more accurately track reserve funds. After subsidizing the Administrative Fund, the Operating Reserve account is projected to retain a balance of \$834,779 at the end of FY 2007/2008. The balance of the Housing Development account is anticipated to be utilized for new affordable housing projects in FY 2007/2008.

FISCAL IMPACT

Funding for all HCV programs outlined in this program overview is obtained from HUD. HUD has not yet provided actual funding amounts for CY 2007. Budgeted amounts were based on estimates obtained with the assistance of the National Association of Housing and Redevelopment Officials (NAHRO).

RECOMMENDATION

Staff recommends that the Housing Authority Board approve and adopt the proposed FY 2007/2008 budget.

ALTERNATIVES CONSIDERED

No alternatives were considered.

ENVIRONMENTAL REVIEW

An environmental review is not required.

PROPOSED ACTION

Recommend adoption of the Housing Authority budget for FY 2007/2008 by the Housing Authority Board.

DOCUMENTS AVAILABLE FOR REVIEW

Attachment A - Resolution

Attachment B - City of Vallejo Proposed Budget Worksheets for Funds 121 Through 124

PREPARED BY:

Melinda Nestlerode, Senior Community Development Analyst, (707) 648-4408,
mnestlerode@ci.vallejo.ca.us

CONTACT:

Laura Simpson, Housing and Community Development Manager, (707) 648-4393,
lsimpson@ci.vallejo.ca.us

Melinda Nestlerode, Senior Community Development Analyst, (707) 648-4408,
mnestlerode@ci.vallejo.ca.us

RESOLUTION NO. _____

BE IT RESOLVED by the Housing and Redevelopment Commission of the City of Vallejo;

THAT WHEREAS, the Housing and Redevelopment Commission of the City of Vallejo has reviewed the proposed Housing Authority budget for Fiscal Year 2007/2008,

NOW THEREFORE BE IT RESOLVED, that the Commission hereby recommends to the Housing Authority Board that the Board approve and adopt the proposed Fiscal Year 2007/2008 budget.

Housing Programs
FY 07-08 Proposed Budget

Housing Authority					
Section 8					
	Voucher Program Fund 123	Admin Program Fund 121	Operating Reserve Fund 122	Housing Development Fund 124	
Fund Balance, July 1, 2006	4,037,177	180,270	2,533,381	410,485	
FY 06-07 Activity:					
Revenues	25,820,183	1,796,222	51,168	39,758	
Expenditures	17,665,040	1,895,563	1,500,000	478,243	
Net annual activity	8,155,144	(99,340)	(1,448,832)	(438,485)	
Fund Balance, June 30, 2007, as projected	12,192,321	80,930	1,084,549	(28,000)	
FY 07-08 Activity:					
Revenues:					
HUD Grants	20,895,791	1,791,986			
Redevelopment 20% housing set-aside					
Program income		-			
Investment income	243,846	1,619	22,191	-	
Other fees/misc revenues		6,000		28,000	
	21,139,637	1,799,605	22,191	28,000	
Expenditures:					
Grant programs	20,895,791				
Administration:					
Salaries and benefits		1,823,457			
Interfund reimbursements		(338,711)			
Service and supplies		657,750	10,000		
Housing development projects					
	20,895,791	2,142,496	10,000	-	
Transfers					
Program support		261,961	(261,961)		
Debt Service					
	-	261,961	(261,961)	-	
	20,895,791	2,404,457	(251,961)	-	
Net annual activity	243,846	(80,930)	(249,770)	28,000	
Fund Balance, June 30, 2008, as proposed	12,436,167	(0)	834,779	(0)	



HOUSING AND REDEVELOPMENT COMMISSION **Date:** June 13, 2007

TO: Chairperson and Commissioners

FROM: Susan McCue, Economic Development Program Manager
 Bonnie Robinson Lipscomb, Senior Community Development Analyst

SUBJECT: PROPOSED FISCAL YEAR 2007/2008 REDEVELOPMENT AGENCY BUDGET

BACKGROUND AND DISCUSSION

The proposed Redevelopment Agency budget was reviewed with the City Council during its budget workshop on June 7, 2007. The primary goal of the Redevelopment Agency is to eliminate blight in the redevelopment project areas through the stimulation of new investment and jobs. Initiatives in each of the redevelopment project areas strategically leverage the Agency's financial and land assets to support this goal.

Structures and Services

The Economic Development Division is responsible for implementing the economic development and redevelopment policies of the City Council. The division performs or manages the following services: redevelopment programs and initiatives within four redevelopment areas, new business recruitment, technical assistance for existing Vallejo businesses, business retention, site selection assistance for new and existing businesses, asset management of City of Vallejo leased property and Mare Island conversion.

Noteworthy Items for FY 07-08

- Economic Development Division staffing is proposed to be maintained at the same level in FY 07-08. Redevelopment and economic development funding have been segregated in this year's budget.
- The recently merged redevelopment project areas (Marina Vista, Waterfront and Vallejo Central) are reflected. During FY 07-08 staff anticipates considering the refinancing of existing debt in these project areas and finalizing an Infrastructure Bank Loan application.
- Implementation of the multi-year Downtown redevelopment project will continue. FY 2007-08 Projects include commencement of construction on Virginia Street condominiums, the opening of the Empress Theatre, design of enhanced "streetscape," completion of a parking management plan, implementation of marketing and business development plans.
- Implementation of the recently approved Waterfront Plan will commence. FY 2007-08 Projects include public engagement regarding the conceptual design of enhanced open

space, design and commencement of construction of re-located bus transfer facility, design of Vallejo Station, surcharging of soil on Parcel A (east of Harbor Way).

- Redevelopment tax increment revenues from downtown and waterfront private investment are planned to increase with the anticipated private investment in the merged project area. During FY 2007-08 staff will develop a funding plan to ensure a balance in revenue and expenses in the merged project area in FY 2008-09.

FY 07-08 Proposed Budget

<input type="checkbox"/> Beginning Fund Balance	\$ 3,250,092
<input type="checkbox"/> Revenues	\$ 6,275,677
<input type="checkbox"/> Expenditures & Transfers	\$ 6,394,795
<input type="checkbox"/> Ending Avail. Fund Balance	\$ 3,130,974

FY 2006-07 Accomplishments

- Merger of project areas- RDA
- Waterfront settlement- project launched

FY 2007-08 Initiatives

- Opening of the Empress Theatre
- Implement "Grow Vallejo Fund"-New \$1 million business loan program
- Commence construction on Virginia Street condominiums (Triad)
- Complete downtown parking management plan & implement marketing/business development plans
- Community participation process for the Waterfront public open space
- Design/begin construction of relocated bus transfer facility, & design of Vallejo Station
- Surcharge soil on Parcel A (east of Harbor Way)

Future Financial Issues

- Will develop a funding plan for merged RDA project area to balance revenues & expenses
 - Refinance existing redevelopment project area debt
- Retain/expand General Fund Support for non-RDA activities

FISCAL IMPACT

The proposed FY 07-08 budget for the Redevelopment Agency is funded through revenues received by the Redevelopment Agency and through available fund balance. The Redevelopment Agency will draw down the \$3.25 million reserve by \$119,118 in FY 07-08.

RECOMMENDATION

Approve the resolution recommending approval of the annual budget for the Redevelopment Agency of the City of Vallejo.

ENVIRONMENTAL IMPACT

There is no environmental impact associated with adopting the attached resolution recommending approval of the annual budget for the Redevelopment Agency; therefore, the California Environmental Quality Act does not apply.

ALTERNATIVES CONSIDERED

No alternative actions were considered. Adoption of an annual budget is a requirement under the California Community Redevelopment Law (Section 33606).

PROPOSED ACTION

Adopt the attached resolution recommending approving the Fiscal Year 2007-08 Annual Budget for the Redevelopment Agency of the City of Vallejo.

DOCUMENTS ATTACHED

Attachment A: Resolution with Exhibit A (FY 07-08 Redevelopment Agency Budget)

CONTACT

Bonnie Robinson Lipscomb, Senior Community Development Analyst, 648-5278

RESOLUTION NO. _____

BE IT RESOLVED by the Housing and Redevelopment Commission of the City of Vallejo;

THAT WHEREAS, the Housing and Redevelopment Commission of the City of Vallejo has reviewed the proposed Redevelopment Agency Budget for Fiscal Year 2007/2008,

NOW THEREFORE BE IT RESOLVED, that the Commission hereby recommends to the Redevelopment Agency of the City of Vallejo that the Board approve and adopt the proposed Fiscal Year 2007/2008 budget.

City of Vallejo
Community Development
Redevelopment Programs
 Combining Schedule
 FY 07-08

	Merged Area Debt Service			Merged Area Capital Projects	
	Administration Fund #710	Marina Vista Fund #730	Waterfront Fund #732	Vallejo Central Fund #733	Merged (720, 722, 723) Fund #726
Beginning Available Fund Balance					\$ 605,788
Revenues					
Taxes		\$ 579,715	\$ 742,083	\$ 836,764	
Charges for Services					31,877
Investment Income		6,528	5,839		40,353
Marine World Revenue Sharing					
Debt Proceeds					120,000
Miscellaneous					
Total Revenues		<u>586,243</u>	<u>747,922</u>	<u>836,764</u>	<u>192,230</u>
Expenditures					
Services and Supplies	\$ 716,803	62,600	40,300	263,016	218,126
Interfund Allocation	(716,803)				358,402
Debt service		459,502	252,085	167,813	120,000
Projects					106,877
Total Expenditures		<u>522,102</u>	<u>292,385</u>	<u>430,829</u>	<u>803,405</u>
Other Sources					
Transfers in		51,802			545,702
Transfers out - Housing		(115,943)	(148,417)	(167,353)	
Transfers out - Debt Service					(51,802)
Transfers out - Projects			(307,120)	(238,582)	
Transfers out - Marine World					
Total Other Sources		<u>(64,141)</u>	<u>(455,537)</u>	<u>(405,935)</u>	<u>493,900</u>
Net Change					(117,275)
Ending Available Fund Balance					<u>\$ 488,513</u>

Merged Area Capital Projects		Flosden		20% Low/Mod Housing		Total
Waterfront DDA Fund #727	Downtown DDA Fund #728	Debt Service Fund #731	Capital Projects Fund #721	Special Revenue Fund #711	Debt Service Fund #735	
			\$ 2,259,289	\$ 385,015		\$ 3,250,092
		\$ 1,599,810				3,758,372
			1,865,000	8,208	\$ 14,500	31,877
\$ 200,000	\$ 200,000					75,428
				25,000		1,865,000
200,000	200,000	1,599,810	1,865,000	33,208	14,500	520,000
						25,000
200,000	65,000	676,745	200,000	77,000	4,850	2,524,440
			322,561	121,568		85,728
	100,000			250,000	463,350	1,462,750
200,000	165,000	676,745	522,561	448,568	468,200	456,877
						4,529,795
			603,103	751,675	453,700	2,405,982
		(319,962)		(453,700)		(751,675)
		(603,103)	(1,865,000)			(505,502)
						(1,148,805)
						(1,865,000)
		(923,065)	(1,261,897)	297,975	453,700	(1,865,000)
	35,000		80,542	(117,385)		(119,118)
	\$ 35,000		\$ 2,339,831	\$ 267,630		\$ 3,130,974



HOUSING AND REDEVELOPMENT COMMISSION

Date: June 13, 2007

TO: Commissioners and Staff

FROM: Mustafa Abdul-Ghane, Chair

SUBJECT: AFFORDABLE FAMILY RENTAL REDEVELOPMENT HOUSING PROJECT

BACKGROUND & DISCUSSION

On December 19, 2006, staff requested the City Council approve the issuance of "Housing Request for Qualifications and Conceptual Proposals." The Council received the request and by unanimous vote gave its approval.

By April 16th of the following year, the City had received five responses from nonprofit housing development organizations in the form of proposals. Subsequently, the City put together a panel of reviewers and on April 26, 2007, interviewed and scored the five non-profit organizations.

On May 9, 2007, staff presented the Housing & Redevelopment Commission a report recommending Eden Housing as the preferred developer with the intent to garner the Commission's recommendation to the City Council, Redevelopment Agency and Housing Authority Board that Eden Housing be approved as the preferred developer. After an in depth presentation by Eden Housing and a reasoned discussion of the matter which resolved Commissioner's concerns, by unanimous vote, the Commission adopted a resolution recommending Eden Housing as the preferred developer.

On May 22, 2007, staff requested the City Council, Redevelopment Agency and Housing Authority Board, in a joint meeting "Consider a Resolution Approving Eden Housing as the Preferred Non-profit Housing Developer with which to Negotiate a Project Loan Agreement to Develop Affordable Family Rental Housing At The Site Located At Curtola Parkway and Lemon Street."

After careful consideration of staff's request and comments from twenty-six (26) members of the public, the City Council, Redevelopment Agency and Housing Authority Board each separately determined not to grant staff's request.

Subsequent to the May 22nd meeting and determination, I communicated with Bonnie Robinson Lipscomb, Commission Secretary and Laura Simpson, Housing and Community Development Manager, and discussed whether either knew of or had plans to call for a joint meeting, which would include a representative from the Commission, to discuss the future of the affordable family rental housing project in light of the May 22nd determination not to approve staff's request. In the outcome of those discussions, there was not a decision to convene a joint meeting.

The Commission is peopled by a wide range of knowledge regarding the need for affordable family rental housing in the City of Vallejo and as advisory to the Council is well placed to recognize the proper characterization of the determination by the Council not to grant staff's request. In such circumstance it is altogether fitting and indeed would be a help to the Community if the Commission were to consider the matter and provide its input as this community's servants go forward in effort toward the continued provision and maintenance of decent and affordable housing in the Vallejo Community.

RECOMMENDATION

Accept Assistant City Manager Craig Whittom's recommendation that any action on this item be held until the July meeting. Discuss the matter and between this and the July meeting, consider any questions, concerns or comments you may have. Place the item on the July agenda for follow-up discussion and possible action. At that time it is anticipated that staff will be available to join the discussion and answer questions

CONTACT: Mustafa Abdul-Ghaneer, Chair, Housing & Redevelopment Commission, City of Vallejo, mustafagrs@aol.com or 707-647-4906