



HOUSING & REDEVELOPMENT COMMISSION AMENDED

August 8, 2007

CHAIR
Mustafa Abdul-Ghaneer
VICE-CHAIR
Rozzana Verder-Aliga, Ed.D.
COMMISSION
Michelle Pitts
Charles Brown III
Chris Platzer
Mike Urick
Carmen Marie Vance

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 July 11, 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 August 6, 2007.

Signature



6. Report of Presiding Officer and Members of the Commission

7. Secretary's Report

Status update subsequent to request to consider the use of Florsden funds for capital improvements in the Country Club Crest Area.

8. Council Liaison's Report

9. Communications and Presentations

- A. Communication from Laura Simpson, Housing and Community Development Program Manager, regarding the Proposal for Rehabilitation of Rental Housing by Eden Housing, dated July 11, 2007.

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

None

12. Public Hearings

None

13. Administrative Items

- A. **CONSIDERATION OF A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A LOAN AGREEMENT BY AND BETWEEN THE CITY OF VALLEJO HOUSING AUTHORITY AND VALLEJO NEIGHBORHOOD HOUSING SERVICES, INC. FOR THE GRAHAM GARDENS PROJECT**

Vallejo Neighborhood Housing Services, Inc. (VNHS) is planning to develop a housing project known as "Graham Gardens." Graham Gardens will consist of the construction of 22 (for-ownership) duet homes at 300 Mini Drive. When completed, eleven of these homes will be sold to households earning at or below 80 percent of the area median income (AMI). The City of Vallejo has committed its Federal HOME Program funds to the project. The completion of Graham Gardens will also enable the Vallejo Redevelopment Agency to complete its affordable housing obligations under the terms of the Buchongo Settlement Agreement.

Since development of the project began, one of the subordinate lenders chose not to go forward with Graham Gardens, which left the project with a funding gap. In July, VNHS requested \$700,000 in subordinate construction loan funds from the City or the Vallejo



Housing Authority for twelve months. If approved, this will allow construction to begin by the end of August.

RECOMMENDATION: Adopt the enclosed resolution recommending the Vallejo Housing Authority authorize the Executive Director to execute a Loan Agreement between the City of Vallejo Housing Authority and Vallejo Neighborhood Housing Services, Inc. for the construction of Graham Gardens.

**B. BUCHONGO SETTLEMENT AGREEMENT ANNUAL REPORT FOR
CALENDAR YEAR 2006**

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). 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. 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.

RECOMMENDATION: None. This is an informational item only.

14. Policy Items: None

15. Adjournment