



HOUSING AND REDEVELOPMENT COMMISSION

Thursday, November 5, 2009

REGULAR MEETING

Council Chambers
Vallejo City Hall
555 Santa Clara Street

7:00 P.M.

A G E N D A

COMMISSIONERS
Mustafa Abdul-Ghane
Charles Brown III
Robert Bryant
Richard Burnett
Earnestine Lawson
Norm Turley
Mike Urick

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

The Commission may adopt the agenda as presented or may rearrange the order of items. Pursuant to the Brown Act, the Commission may not add items to the agenda and the Commission may only discuss items on the agenda.

Recommendation: Approve the agenda.

5. Communications
6. Community Concerns

This is an opportunity for residents to discuss items not on the agenda that are

Requests for disability-related modifications or accommodations, aids, or services may be made by a person with a disability to the Vallejo Housing and Community Development Division office, located at 200 Georgia 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 Housing and Community Development Division may be contacted as follows: Tel: 707/648-4507, Fax: 707/648-5249, or e-mail: gricca@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.

AFFIDAVIT OF POSTING

I, _____ do hereby certify that I caused to be posted this Meeting Agenda in an area freely accessible to members of the public on _____.

Signature

within the purview of the Commission. The Commission may not discuss or take actions on these items but may require that they be placed on a future agenda. If an item is not within the purview of the Commission, the person may be referred to the appropriate party.

7. Staff Report

a. Information Bulletin

Enclosed with the agenda is a copy of the most recent National Community Development Association (NCDA) Newsletter.

Recommendation: Informational item only and no action will be taken.

8. New Business

a. Grant Application for Family Unification Program Vouchers

The Housing Authority of the City of Vallejo (VHA) proposes to submit a grant application for additional vouchers provided under the Family Unification Program ("FUP"). The FUP is a program under which vouchers are provided to families for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child, or children; and to youth between the ages of eighteen and twenty-one who are transitioning out of foster care.

For more information, a staff report is enclosed with the agenda packet.

Recommendation: Adopt the resolution in the agenda packet authorizing the VHA to submit a grant application to acquire additional vouchers under the Family Unification Program.

b. Buchongo Settlement Agreement Annual Report for Calendar Year 2008

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 year, (or by August, 2007). Pursuant to the Agreement, a two-year extension was granted until August 12, 2009. Recently, an additional period of time to comply with Buchongo was negotiated between the parties, until February 12, 2011.

A calendar year report on the Agency's performance under the terms of the Agreement is required. This report represents the performance report for

calendar year 2008, and is enclosed with the agenda packet.

Recommendation: Informational item only and no action will be taken.

c. Carry Over, Close Out, and Reallocation of Fiscal Year (FY) 2008/2009 Federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program Activities

In 2008, the City of Vallejo approved CDBG and HOME Program activities for FY 2008/2009, (for the period beginning July 1, 2008 and ending June 30, 2009). Some of these activities are completed and may be closed out. Other projects may be in progress or are not yet underway, and may be carried over. Funds for some projects may also be reallocated to other activities.

Staff recommends that the CDBG and HOME Program activities approved in FY 2008/2009 be either carried over or closed out. Staff also recommends that some unspent CDBG Program funds be reallocated to the Contingency Account.

For more information, a staff report is enclosed with the agenda packet.

Recommendation: Adopt the resolution in the agenda packet recommending the City Council carry over, close out, and reallocate activities.

d. CDBG and HOME Program Funding Application Process for FY 2010/2011

Staff recommends that the Commission begin the process of considering Federal CDBG and HOME Program activities for FY 2010/2011. Before receiving funding requests, staff also proposes that the Commission recommend guidelines and priorities to the City Council.

In order to leverage the City's limited CDBG and HOME Program funds to their maximum potential, staff recommends that the Commission and the City Council consider funding those activities that will address the highest priority needs in the Consolidated Plan.

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. HOME Program funds may be used to support affordable housing.

For more information, a staff report is enclosed with the agenda packet.

Recommendation: Adopt the resolution enclosed in the agenda packet recommending a CDBG and HOME Program funding application process to the City Council.

e. Commission By-Laws / Rules of Order

On July 14, 2009, the City Council adopted Ordinance No. 1623 N. C., (Second Reading), which amends Chapter 2.46 and rescinds Chapter 2.47 of the Vallejo Municipal Code regarding the Housing and Redevelopment Commission.

This Ordinance includes a new amended section 2.46.090 which states, in part, that the Commission shall, at an initial organizational meeting, determine the place, time, and frequency of meetings, and adopt rules of procedure for the conduct of business. These tasks are normally accomplished by drafting and adopting a Commission By-Laws or Rules of Order document.

The Commission may wish to form an Ad Hoc Committee to draft this document for consideration by the Commission at a future meeting. Staff is available to assist the Commission with drafting a document and provide input.

For reference, a copy of the former Housing and Redevelopment Commission's By-Laws, the former Community Development Commission's Rules of Order, and Ordinance No. 1623 N. C., are enclosed with the agenda packet.

Recommendation: Form an Ad Hoc Committee to draft By-Laws or Rules of Order for later adoption by the Commission.

f. Nomination of Chair and Election of Vice-Chair

The Commission's Ordinance (No. 1623 N. C.) states in section 2.46.090 that the Mayor and City Council shall appoint the first chairperson from among the Commissioners. At a meeting on June 30, 2009, the City Council made appointments to the Commission, and directed that the Commission, at its first meeting, nominate a Commissioner or Commissioners to serve as chairperson, subject to ratification by the City Council.

The Ordinance also directs the Commission to elect a Vice-Chair. The Brown Act expressly prohibits secret ballots.

Recommendation: Nominate Commissioners to serve as Chair, and elect a Vice-Chair.

9. Comments from Commissioners
10. Adjournment