



HOUSING AND REDEVELOPMENT COMMISSION

Thursday July 15, 2010

SPECIAL MEETING

Mare Island Conference Center
375 "G" Street
Vallejo, CA 94592

7:00 P.M.

AGENDA

COMMISSIONERS

*Mike Urick, Chair
Mustafa Abdul-Ghanee,
Vice Chair
Charles Brown III
Robert Bryant
Richard Burnett
Earnestine Lawson
Kathleen O'Sullivan*

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.

5. Approval of Minutes
 - a. Minutes of Regular Meeting of March 10, 2010
6. Report of Presiding Officer and Members of the Commission
7. Secretary's Report
8. Council Liaison's Report
9. Communications and Presentations

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 a TTY/TDD, or (800)735-2929 with a TTY/TDD.

10. Community Forum
11. Consent Calendar
12. Public Hearings
13. Administrative Items

a. Consideration of Five Year Implementation Plan, FY 2009/2010 through FY 2013/2014, for the Vallejo Redevelopment Agency

In April 2005, the Redevelopment Agency of the City of Vallejo (Agency) approved a Five Year Implementation Plan for each of the project areas administered by the Agency. California Community Redevelopment Law (CRL) requires each Redevelopment Agency administering a Redevelopment Plan to prepare and adopt a Five Year Implementation Plan. The principal goal of the Implementation Plan is to guide an Agency in implementing Redevelopment Programs that will alleviate or eliminate blighting influences, and increase the economic base of the community. In addition, the affordable housing component of the Implementation Plan provides a mechanism for a Redevelopment Agency to monitor its progress in meeting its affordable housing requirements and obligations under the CRL. The Implementation Plan for each of the project areas has been updated to reflect changes in the status of the financial condition of the projects and proposed future project activity within the project areas. For more information, a staff report is enclosed with the agenda.

Staff Recommendation: Adopt the Resolution.

b. Consideration of a Resolution Recommending: (1) the Interim City Manager or His Designees Execute Loan Agreements By and Between the City of Vallejo and Domus Development, LLC, in the Amount of \$664,466 in Federal Neighborhood Stabilization Program (NSP) Funds, and \$495,734 in Federal HOME Investment Partnerships Program Funds; and (2) Recommending the Executive Director or His Designees Execute a Loan Agreement By and Between the Vallejo Redevelopment Agency and Domus Development, LLC, in the Amount of \$750,000;for the Acquisition and Rehabilitation of 707-715 Marin Street, a Foreclosed Property

In May 2009 the City Council, Housing Authority Board, and Redevelopment Agency Board directed staff to issue a Request for Proposals to affordable housing developers to acquire and rehabilitate at least fifteen rental housing units. Domus Development, LLC, a for-profit developer, was selected. In February 2010 Domus executed a Purchase Agreement to acquire 707-715 Marin Street, for a project that is designed to: (1) meet the Redevelopment

Agency's Buchongo Settlement Agreement requirements: (2) expend NSP funds in a timely manner; (3) revitalize an historic, downtown building; and (4) enable the City to match 25 percent of Federal HOME funds with those from a non-Federal source, a HOME requirement. For more information, a staff report is enclosed with the agenda.

Staff Recommendation: Adopt the Resolution.

14. Policy Items

15. Adjournment

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