



# HOUSING AND REDEVELOPMENT COMMISSION

Wednesday, December 10, 2008

## REGULAR MEETING

Council Chambers  
Vallejo City Hall  
555 Santa Clara Street

7:30 P.M.

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

## AMENDED AGENDA

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

Recommendation: Approve the agenda as presented.

*Notice of Availability of Public records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the Commission, will be available for public inspection in the Economic Development Division, 555 Santa Clara Street, Vallejo, CA 94590 at the same time that the public records are distributed or made available to the Commission. Such documents may also be available on the City of Vallejo website at <http://www.ci.vallejo.ca.us>, subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling 707/649-5452.*

*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 by e-mail to: [sbuchan@ci.vallejo.ca.us](mailto:sbuchan@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.*

I, \_\_\_\_\_, 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 December 5, 2008.

Signature

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5. Approval of Minutes

6. Report of Presiding Officer and Members of the Commission

7. Secretary's Report

8. Council Liaison's Report

9. Communications and Presentations

- a. Letter dated November 7, 2008 to Betty Frank, Country Club Crest Improvement Association, from Guy L. Ricca, Senior Community Development Analyst, City of Vallejo

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

12. Public Hearings

13. Administrative Items

- a. Revision of Chapters Eight, Nine, Ten, Eleven, Thirteen, and Sixteen of the Administrative Plan of the Housing Authority of the City of Vallejo

In April 2008 Legal Services of Northern California and the National Housing Law Project submitted comments regarding the Annual Plan of the Housing Authority of the City of Vallejo. The majority of the comments pertained to the content of the Administrative Plan. Revisions to Chapters Eight, Nine, Ten, Eleven, Thirteen, and Sixteen of the Administrative Plan have been predicated by those comments, as well as an ongoing effort to update the Administrative Plan to bring it into compliance with the changing policies of the U. S. Department of Housing and Urban Development (HUD). For more information, a staff report is enclosed with the agenda.

Recommendation: Review Chapters Eight, Nine, Ten, Eleven, Thirteen, and Sixteen of the Administrative Plan and adopt the resolution enclosed with the agenda recommending approval of the revised chapters by the Housing Authority Board.

- b. Section 8 Management Assessment Program Certification for Fiscal Year 2007/2008

The Housing Authority of the City of Vallejo has submitted its annual Section 8 Management Assessment Program (SEMAP) certification, as required by the Department



of Housing and Urban Development. SEMAP is used by HUD to determine the effectiveness and efficiency of Housing Authorities. Final scoring of the certification indicates that the Vallejo Housing Authority is a standard performer. For more information, a staff report is enclosed with the agenda.

Recommendation: Informational and discussion item only. No action will be taken.

c. City Council Ad Hoc Committee Request for List of Commission Accomplishments and Specific Goals

The City Clerk has indicated that a City Council-appointed Ad Hoc Committee is preparing a report to the City Council which will review the functions of the City's Boards and Commissions, and is requesting a list of accomplishments and specific goals. The Commission may wish to provide input to the Chair regarding the accomplishments and specific goals of the Commission to address the Ad Hoc Committee's request.

Recommendation: Discuss the item and provide input to the Chair and staff regarding the accomplishments and specific goals of the Housing and Redevelopment Commission.

d. Execution of Housing Assistance Payments Contract for Project Based Vouchers at Avian Glen Apartments

On May 9, 2006, the Housing Authority Board adopted a resolution approving Chapter 25 of the Administrative Plan, which approved the implementation of a Project Based Voucher (PBV) Program. On August 15, 2006 the Vallejo Housing Authority (VHA) issued a Request for Proposals to project base units in existing housing. Avian Glen Apartments was one of two communities selected for the Project Based Voucher Program. The U. S. Department of Housing and Urban Development has approved this project, and the Housing Assistance Payments (HAP) Contract for Project Based Vouchers at Avian Glen is ready for execution.

Recommendation: Recommend that the Housing Authority Board authorize the Executive Director, or his designee, the Assistant City Manager/Community Development, or the Housing and Community Development Manager, to execute a PBV HAP Contract with Avian Glen Apartments dated for reference December 1, 2008.

14. Policy Items

15. Adjournment