



HOUSING AND REDEVELOPMENT COMMISSION

Thursday, November 4, 2010

REGULAR MEETING

Council Chambers
Vallejo City Hall
555 Santa Clara Street

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
6. Report of Presiding Officer and Members of the Commission
7. Secretary's Report
8. Council Liaison's Report

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.

9. Communications and Presentations

- a. Update by City Staff on Homeless Encampments in Vallejo (as Requested by Vice-Chair Abdul-Ghane)

10. Community Forum

11. Consent Calendar

12. Public Hearings

13. Administrative Items

- a. Buchongo Settlement Agreement Report for Calendar Year 2009

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). Pursuant to the Agreement, a two-year extension was granted until August 12, 2009. In July, 2009, the parties negotiated a second extension to comply with Buchongo, 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 2009, and is enclosed with the agenda packet.

Staff Recommendation: No action recommended. Informational item only.

- b. Adoption of a Resolution Recommending the Amendment of the Fiscal Year (FY) 2010/2011 Federal Community Development Block Grant (CDBG) Program Budget

In 2009, the City approved CDBG Program activities for FY 2009/2010, (for the period beginning July 1, 2009 and ending June 30, 2010). 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 be reallocated to other activities.

Staff recommends that in most cases, the CDBG Program activities approved in FY 2009/2010 be either carried over or closed out. Staff also recommends that some unspent FY 2009/2010 CDBG Program funds, and unused FY 2010/2011 CDBG Program funds previously allocated to LUHAD, Inc. for a supportive

housing project, be reallocated to pay for a feasibility study of possible traffic calming projects in existing CDBG Neighborhood Preservation Areas.

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

Staff Recommendation: Adopt the Resolution.

14. Policy Items

a. Commission Initiated Recommendation to the City Council to Adopt an Ordinance Dealing with Homeless Issues

Typically, City staff does not advise homeless services providers of what services the homeless population is most in need of. Instead, provider-agencies decide for themselves what services they wish to request be funded. This approach can lead to some badly needed services not being offered. This item is intended to open a dialog on a more proactive approach to addressing homeless issues.

Recommendation: Receive and discuss the report contained in the agenda packet. Adopt the attached or a revised Resolution to the City Council recommending addressing homeless issues in a more sensitive and compassionate manner.

b. FY 2010/2011 through FY 2014/2015 Consolidated Plan Priorities (as Requested by Vice-Chair Abdul-Ghane)

In May 2010 the City Council adopted the City's Five Year Consolidated Plan. This document is required by the U. S. Department of Housing and Urban Development (HUD), and addresses housing and community development needs in Vallejo. The Plan has been approved by HUD.

An important component of the Consolidated Plan is the establishment of priority needs groups. The five priority groups for assistance in the Plan are: (1) very low- and low-income renters, (2) very low- and low-income first time homebuyers, (3) homeless persons, (4) non-homeless persons with special needs, and (5) very low- and low-income existing homeowners.

Recommendation: Review and discuss the Consolidated Plan priorities.

c. CDBG and HOME Program Funding Application Process for FY 2011/2012 and FY 2012/2013

Staff recommends that the Commission begin the process of considering Federal CDBG and HOME Program activities for FY 2011/2012 and FY 2012/2013. 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 consider funding those activities that will address the high priority needs in the Consolidated Plan.

CDBG Program funds may be used for such activities as affordable housing, housing and neighborhood preservation or revitalization, public improvements in Target Area neighborhoods, curb ramps, and social services. HOME Program funds may be used to support affordable housing.

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

Staff Recommendation: Adopt the Resolution.

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