



City Hall  
555 Santa Clara Street  
Vallejo, CA 94590

# AGENDA

## VALLEJO CITY COUNCIL

### JOINT SPECIAL MEETING OF THE CITY COUNCIL, REDEVELOPMENT AGENCY AND HOUSING AUTHORITY

**AUGUST 14, 2007**

MAYOR  
Anthony Intintoli, Jr.

CITY COUNCIL  
Gary Cloutier, Vice Mayor  
Gerald Davis  
Tom Bartee  
Hermie Sunga  
Stephanie Gomes  
Tony Pearsall

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the City Council without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Those wishing to address the Council on any matter for which another opportunity to speak is not provided on the AGENDA but which is within the jurisdiction of the Council to resolve may come forward to the podium during the "COMMUNITY FORUM" portion of the AGENDA. Those wishing to speak on a "PUBLIC HEARING" matter will be called forward at the appropriate time during the public hearing consideration.

Copies of written documentation relating to each item of business on the AGENDA are on file in the Office of the City Clerk and are available for public inspection. Information may be obtained by calling (707) 648-4527, TDD (707) 649-3562, or at our web site: <http://www.ci.vallejo.ca.us/>



Vallejo City Council Chambers is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office 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.

*NOTICE: Members of the public shall have the opportunity to address the City Council concerning any item listed on the notice before or during consideration of that item. No other items may be discussed at this special meeting.*

### **VALLEJO CITY COUNCIL** **SPECIAL MEETING** **5:15 P.M. – CITY COUNCIL CHAMBERS**

#### A. INTERVIEWS – PLANNING COMMISSION

**VALLEJO HOUSING AUTHORITY – SPECIAL MEETING**  
**6:45 P.M. – CITY COUNCIL CHAMBERS**

*NOTICE: Members of the public shall have the opportunity to address the Housing Authority concerning any item listed on the notice before or during consideration of that item. No other items may be discussed at this special meeting.*

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. 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. In July, VNHS requested \$700,000 in subordinate construction loan funds from the City or the Vallejo Housing Authority for twelve months. This loan would be repaid in one year with interest from funds generated through the sale of the affordable units.

PROPOSED ACTION: Adopt the resolution authorizing 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, and to take any additional actions, including amendments to the terms of the Agreement, that do not require the expenditure of Housing Authority funds, as may be necessary to carry out the terms of this Agreement.

**4. RECESS UNTIL JOINT MEETING WITH VALLEJO CITY COUNCIL AND REDEVELOPMENT AGENCY**

**5. JOINT MEETING WITH VALLEJO CITY COUNCIL AND REDEVELOPMENT AGENCY**

- A. CONSIDERATION OF (1) A RESOLUTION BY THE VALLEJO HOUSING AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONSULTANT AGREEMENT WITH EDEN HOUSING, INC. IN AN AMOUNT NOT TO EXCEED \$50,000 TO PERFORM AN ANALYSIS AND SELECTION OF SITES FOR THE ACQUISITION AND REHABILITATION OF AFFORDABLE RENTAL HOUSING, AND APPROVING EDEN HOUSING, INC. AS THE PREFERRED NON-PROFIT HOUSING DEVELOPER TO ACQUIRE AND REHABILITATE A SITE(S) FOR AFFORDABLE RENTAL HOUSING, AND (2) RESOLUTIONS BY THE VALLEJO CITY COUNCIL AND VALLEJO REDEVELOPMENT AGENCY APPROVING EDEN HOUSING, INC. AS THE PREFERRED NON-PROFIT HOUSING DEVELOPER TO ACQUIRE AND REHABILITATE A SITE(S) FOR AFFORDABLE RENTAL HOUSING

PROPOSED ACTION: Adopt the resolutions, (1) authorizing the Executive Director of the Housing Authority to execute a Consultant Agreement with Eden Housing, Inc. in a form acceptable to the Authority Counsel and in an amount not to exceed \$50,000 to perform a site feasibility study to recommend a site or sites for the acquisition and rehabilitation of affordable rental housing, and approving Eden Housing, Inc. as the preferred non-profit housing developer to acquire and rehabilitate a site or sites for affordable rental housing, and (2) providing approval of Eden Housing, Inc. as the preferred non-profit housing developer to acquire and rehabilitate a site or sites for affordable rental housing.

**6. ADJOURN TO REGULAR MEETING OF THE CITY COUNCIL**

**VALLEJO CITY COUNCIL**  
**REGULAR MEETING**  
**7:00 P.M. -- CITY COUNCIL CHAMBERS**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **PRESENTATIONS AND COMMENDATIONS - NONE**
5. **PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS**

*Members of the public wishing to address the Council on Consent Calendar Items are requested to submit a completed speaker card to the City Clerk. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.02.310. Requests for removal of Consent Items received from the public are subject to approval by a majority vote of the Council. Items removed from the Consent Calendar will be heard immediately after approval of the Consent Calendar and Agenda.*

6. **CONSENT CALENDAR AND APPROVAL OF AGENDA**

*All matters are approved under one motion unless requested to be removed for discussion by a Councilmember, City Manager, or member of the public subject to a majority vote of the Council.*

- A. APPROVAL OF CITY COUNCIL MINUTES FOR JUNE 5 AND JULY 24, 2007

PROPOSED ACTION: Approve the minutes.

7. **PUBLIC HEARINGS - NONE**
8. **POLICY ITEMS – NONE**
9. **ADJOURN TO A JOINT REGULAR MEETING OF THE VALLEJO CITY COUNCIL,  
THE VALLEJO HOUSING AUTHORITY AND SPECIAL MEETING OF THE VALLEJO  
REDEVELOPMENT AGENCY**
10. **ADMINISTRATIVE ITEMS**

- A. CONSIDERATION OF (1) A RESOLUTION BY THE VALLEJO HOUSING AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONSULTANT AGREEMENT WITH EDEN HOUSING, INC. IN AN AMOUNT NOT TO EXCEED \$50,000 TO PERFORM AN ANALYSIS AND SELECTION OF SITES FOR THE ACQUISITION AND REHABILITATION OF AFFORDABLE RENTAL HOUSING, AND APPROVING EDEN HOUSING, INC. AS THE PREFERRED NON-PROFIT HOUSING DEVELOPER TO ACQUIRE AND REHABILITATE A SITE(S) FOR AFFORDABLE RENTAL HOUSING, AND (2) RESOLUTIONS BY THE VALLEJO CITY COUNCIL AND VALLEJO REDEVELOPMENT AGENCY APPROVING EDEN HOUSING, INC. AS THE PREFERRED

NON-PROFIT HOUSING DEVELOPER TO ACQUIRE AND  
REHABILITATE A SITE(S) FOR AFFORDABLE RENTAL HOUSING

PROPOSED ACTION

City Council

Adopt the resolution providing approval by the City Council of Eden Housing, Inc. as the preferred non-profit housing developer to acquire and rehabilitate a site or sites for affordable rental housing.

Redevelopment Agency

Adopt the resolution providing approval by the Redevelopment Agency of Eden Housing, Inc. as the preferred non-profit housing developer to acquire and rehabilitate a site or sites for affordable rental housing.

Housing Authority

Adopt the resolution (1) authorizing the Executive Director of the Housing Authority to execute a Consultant Agreement with Eden Housing, Inc. in a form acceptable to the Authority Counsel and in an amount not to exceed \$50,000 to perform a site feasibility study to recommend a site or sites for the acquisition and rehabilitation of affordable rental housing, and approving Eden Housing, Inc. as the preferred non-profit housing developer to acquire and rehabilitate a site or sites for affordable rental housing, and (2) providing approval of Eden Housing, Inc. as the preferred non-profit housing developer to acquire and rehabilitate a site or sites for affordable rental housing.

**11. RECONVENE TO THE VALLEJO CITY COUNCIL MEETING**

**12. ADMINISTRATIVE ITEMS (Continued)**

**B. RESOLUTION ACCEPTING RIDGECREST QUARTERLY REPORT FOR THE FOURTH QUARTER OF FY 2006/2007**

Pursuant to the settlement agreement in *Ridgecrest Homeowners Association v. City of Vallejo*, it was agreed that the City General Fund would reimburse the Landscape Maintenance District ("LMD") program for inspection services provided to non-LMD areas of the City and that the City Council would accept a report documenting the transfer as an administrative item on a quarterly basis.

PROPOSED ACTION: Adopt a resolution which accepts the report documenting the reimbursement to the Landscape Maintenance District Program for the period of April 1, 2007 through June 31, 2007, for non-LMD landscape inspection services provided by the LMD program in the amount of \$22,451.94 which has been transferred from the General Fund into the Landscape Maintenance Fund.

**13. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES**

**A. APPOINTMENTS TO PLANNING COMMISSION**

The City Council interviewed individuals who submitted an application for consideration of an appointment to the Planning Commission on August 6 and August 14, 2007.

PROPOSED ACTION: Appoint two members to the Planning Commission.

**14. WRITTEN COMMUNICATIONS**

*Correspondence addressed to the City Council or a majority thereof, and not added to the agenda by the Mayor or a Council member in the manner prescribed in Government Code, Section 54954.2, will be filed unless referred to the City Manager for a response. Such correspondence is available for public inspection at the City Clerk's office during regular business hours.*

**15. CITY MANAGER'S REPORT**

**16. CITY ATTORNEY'S REPORT**

**17. COMMUNITY FORUM**

*Anyone wishing to address the Council on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Council to resolve, is requested to submit a completed speaker card to the City Clerk. When called upon, each speaker should step to the podium, state his /her name, and address for the record. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300.*

**18. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CITY COUNCIL**

**19. CLOSED SESSION:** *May recess to consider matters of pending litigation (GC 54956.9), personnel (GC 54957), labor relations (GC 54957.6), and real property negotiations (GC 54956.8). Records are not available for public inspection.*

**20. ADJOURNMENT**

**VALLEJO REDEVELOPMENT AGENCY- SPECIAL MEETING**  
**JOINT WITH CITY COUNCIL AND HOUSING AUTHORITY**  
**7:00 P.M. CITY COUNCIL CHAMBERS**

*NOTICE: Members of the public shall have the opportunity to address the Redevelopment Agency concerning any item listed on the notice before or during consideration of that item. No other items may be discussed at this special meeting.*

**1. CALL TO ORDER**

**2. ADMINISTRATIVE ITEMS**

CONSIDERATION OF (1) A RESOLUTION BY THE VALLEJO HOUSING AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONSULTANT AGREEMENT WITH EDEN HOUSING, INC. IN AN AMOUNT NOT TO EXCEED \$50,000 TO PERFORM AN ANALYSIS AND SELECTION OF SITES FOR THE ACQUISITION AND REHABILITATION OF AFFORDABLE RENTAL HOUSING, AND APPROVING EDEN HOUSING, INC. AS THE PREFERRED NON-PROFIT HOUSING DEVELOPER TO ACQUIRE AND REHABILITATE A SITE(S) FOR AFFORDABLE RENTAL HOUSING, AND (2) RESOLUTIONS BY THE VALLEJO CITY COUNCIL AND VALLEJO REDEVELOPMENT AGENCY APPROVING EDEN HOUSING, INC. AS THE PREFERRED NON-PROFIT HOUSING DEVELOPER TO ACQUIRE AND REHABILITATE A SITE(S) FOR AFFORDABLE RENTAL HOUSING

**PROPOSED ACTION:** Adopt the resolution providing approval by the Redevelopment Agency of Eden Housing, Inc. as the preferred non-profit housing developer to acquire and rehabilitate a site or sites for affordable rental housing.

**3. ADJOURNMENT**