



# HOUSING & REDEVELOPMENT COMMISSION

December 12, 2007

REGULAR MEETING  
555 Santa Clara Street  
Vallejo, CA 94590

7:30 P.M.

## AGENDA

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

RECOMMENDATION: Approve the agenda as presented.

*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 e-mail: [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 TTY/TDD or (800) 735-2929 with TTY/TDD.*

I, SHANNON BUCHAN, 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 7, 2007.

Signature



5. Approval of Minutes

- A. RECOMMENDATION: Approve the action minutes from the November 14, 2007, regular meeting.

6. Report of Presiding Officer and Members of the Commission

7. Secretary's Report

8. Council Liaison's Report

9. Communications and Presentations

- A. Laura Simpson's email response to Jennifer Wilson's email dated November 19, 2007, regarding Inclusionary Zoning Ordinance
- B. E-mail notification from Laura Simpson, Housing & Community Development Manager, that at the City Manager's direction, staff would not be proceeding to bring forward the inclusionary housing ordinance at this time.

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

None.

12. Public Hearings

None.

13. Administrative Items

- A. SECTION 8 MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION FOR FISCAL YEAR 2006/2007

The Vallejo Housing Authority has submitted its annual Section 8 Management Assessment Program certification, as required by the Department of Housing and Urban Development (HUD). Final scoring of the certification indicates that the Housing Authority is a high performer.

The Section 8 Management Assessment Program (SEMAP) is used by HUD to determine the effectiveness and efficiency of housing authorities. The Housing Authority of the City of Vallejo electronically submitted the SEMAP certification for Fiscal Year 2006/2007 on August 29, 2007. HUD completed a review of the submission and confirmed the preliminary



score on October 31, 2007. The Housing Authority received 110 points out of a total of 145 points. With a score of 76 percent, the Housing Authority qualifies as a “standard performer”.

RECOMMENDATION: Review and comment on the Section 8 Management Assessment Program (SEMAP) certification and final results for Fiscal Year 2006/2007.

**B. THIRD AMENDMENT TO THE TRIAD DOWNTOWN DISPOSITION AND DEVELOPMENT AGREEMENT (DDA)**

On October 28, 2005, the Redevelopment Agency of the City of Vallejo (Agency) entered into a Disposition and Development Agreement (DDA) with Triad Downtown Vallejo, LLC (Triad), which was subsequently amended by a First Amendment to Disposition and Development Agreement executed on January 13, 2006, amended by a Second Amendment to Disposition and Development Agreement, executed on January 9, 2007, and further amended by an Operating Memorandum No. 1 on April 19, 2007, (collectively the DDA). The DDA provides for the development of certain public and private parcels (Site), a portion of which is located within the boundaries of the Vallejo Central Redevelopment Project Area and a portion of which is located within the Marina Vista Redevelopment Project Area, both of which Redevelopment Project Areas have, since the Second Amendment, been merged with the Vallejo Waterfront Redevelopment Project Area and are a part of the Merged Downtown/Waterfront Redevelopment Project Area. Agency staff and the Developer have cooperated in the preparation of a Third Amendment to Disposition and Development Agreement (Third Amendment) to make certain modifications to the DDA, including modifications to Section 705 (Affordability Covenants), Schedule of Performance (Attachment No. 3), Scope of Development (Attachment No. 4), and Method of Financing (Attachment No. 6), to further reflect actions and procedures to be employed during development of the Project with respect to Parcel A, and to make other conforming or clarifying changes to the DDA.

RECOMMENDATION: Adopt the attached resolution recommending City Council and Redevelopment Agency approval of the Third Amendment to the Triad Downtown Disposition and Development Agreement.

14. Policy Items

None.

15. Adjournment