



HOUSING & REDEVELOPMENT COMMISSION

January 9, 2008

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.

The hearing impaired may call the California Relay Service at (800) 735-2922 without TTY/TDD or (800) 735-2929 with TTY/TDD.

I, Annette Taylor, 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 January 4, 2008.


Signature

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



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. E-mail from Iris Yang, Attorney, dated December 12, 2007, regarding Triad Findings.
 - B. E-mail to Mustafa Abdul-Ghanee, Chair, from Edd R. Conley regarding Downtown 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

None.

12. Public Hearings

None.

13. Administrative Items

A. ELECTION OF OFFICERS

Pursuant to Section 1.01 of the By-Laws of the Commission, the Commissioners shall elect a Chair and Vice-Chair at the first meeting of the calendar year. The term of office is one year. Elections shall be by nomination and roll call. The member receiving the highest number of votes shall be elected. The Brown Act prohibits secret ballots.

B. REDEVELOPMENT AGENCY ANNUAL REPORT FOR FY 2006-07

State law and regulations require redevelopment agencies to submit an annual report to the State Controller's Office by December 31st of each year and to submit the report to the city's Redevelopment Agency for acceptance. The FY 2006-07 report was sent to the State Controller's Office prior to December 31, 2007. The report is comprised of the Redevelopment Agency's Financial Transactions Report, the Redevelopment Agency's financial and compliance audit for FY 2006-07, the Statement of Indebtedness, the Annual Report of Housing Activity of Community Redevelopment Agencies, the Blight Alleviation Program Report, the Loan Report and the Property Report.



RECOMMENDATION: The Redevelopment Agency Annual Report for FY 2006-07 is an information item – no action required.

C. BUCHONGO SETTLEMENT AGREEMENT STATUS REPORT AS OF DECEMBER 31, 2007

In 1999, the Vallejo Redevelopment Agency entered into an affordable housing agreement with Legal Services of Northern California known as the “Buchongo Settlement Agreement.” On August 8, 2007, staff provided the Commission an annual report on that agreement for calendar year 2006. This report updates the Commission on significant changes since August 8, 2007 the most significant one being a change in the status of the Graham Gardens Project.

D. RESOLUTION APPROVING AND ADOPTING RULES OF GOVERNING PARTICIPATION BY PROPERTY OWNERS AND THE EXTENSION OF REASONABLE PREFERENCES TO BUSINESS OCCUPANTS IN THE MERGED DOWNTOWN/WATERFRONT REDEVELOPMENT PROJECTS

As each of the individual Waterfront, Marina Vista and Vallejo Central Project Areas were adopted, the Agency also adopted rules for each Project Area governing the participation by property owners and businesses in the redevelopment of those Project Areas. Following the merger of the individual Project Areas, and adoption of the Amended Redevelopment Plan in November 2006, staff is requesting Agency Board approval for replacing the rules for the individual project areas by adopting a combined set of Rules Governing Participation by Property Owners and the Extension of Reasonable Preferences to Business Occupants in the Merged Downtown/Waterfront Redevelopment Project Area.

RECOMMENDATION: Adopt the enclosed resolution recommending the Vallejo Redevelopment Agency to approve the OPA Rules.

E. REVISION OF ADMINISTRATIVE PLAN CHAPTER FOUR

Chapter Four of the Administrative Plan of the Housing Authority of the City of Vallejo (VHA) was last revised and adopted by the Housing Authority Board (HAB) on November 28, 2006. Prior to adoption by the HAB, the Plan was presented to the Housing and Redevelopment Commission (HRC) on November 8, 2006. The revisions were proposed in preparation for opening the waiting list to new applicants in January 2007. At the regular HRC meeting held on November 14, 2007, the HRC Chair requested that Chapter Four be revisited for discussion and possible revision.

RECOMMENDATION: Recommend adoption of the revised Chapter Four to the Housing Authority Board.

F. UPDATE ON EDEN HOUSING



Laura Simpson to provide a verbal update on Eden Housing.

RECOMMENDATION: None. This is an informational item only

14. Policy Items

None.

15. Adjournment