



# HOUSING & REDEVELOPMENT COMMISSION

February 19, 2008

**SPECIAL MEETING**  
**Vallejo City Council Chambers**  
**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 February 14, 2008.

Signature

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



5. Approval of Minutes

Approval of minutes from December 12, 2007, and January 9, 2008.

6. Report of Presiding Officer and Members of the Commission

7. Secretary's Report

8. Council Liaison's Report

9. Communications and Presentations

None.

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. 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. The Chapter was reviewed at the regular HRC meeting on January 9, 2008, however, the HRC Chair requested that the item return in February for further discussion.

Recommendation: Adopt revised Administrative Plan Chapter Four of the Housing Authority Board.



**B. APPROVAL OF A RESOLUTION AUTHORIZING SUBMITTAL OF THE PROPOSED LEASE AND SUBLEASE OF SPACE IN THE FAIRGROUNDS PLAZA SHOPPING CENTER TO CONTINUE THE SUPPORT OF A HEAD START CHILD CARE PROGRAM IN THE FLOSDEN REDEVELOPMENT PROJECT AREA, FOR REDEVELOPMENT AGENCY APPROVAL**

At its meeting on March 10, 1998, the Redevelopment Agency approved a request from Solano County for the allocation of Flosden Project Area funds to support the development of a Head Start child care program in the Fairgrounds Plaza shopping center. The approval included the lease of 3,680 square-feet, an Agency contribution of \$165,000 for tenant improvements and \$165,000 in rental payments over five years. The lease is currently at the end of the option period. The original Head Start program was operated by the County and has since been outsourced to an independent, non-profit entity, Child Start Inc. (CSI). Child Start Inc. has operated the facility at Fairgrounds Plaza since March of 2000. The Child Start facility has been well maintained over the years.

Recommendation: Approval, by the Redevelopment Agency, of a resolution authorizing the Executive Director, or his designee, to execute a lease with Donald C. Pipkins for the property located at 1638 Fairgrounds Plaza, Suite A in the Fairgrounds Plaza shopping center, and further authorizing the Executive Director to make technical amendments to the lease document, subject to the approval of the City attorney.

**C. STUDY SESSION ON CURRENT STATUS OF SELECTED AFFORDABLE HOUSING PROGRAMS**

This informational report is intended to provide an overview of the current status of several of the affordable housing programs administered by the Housing and Community Development Division. These include the federally funded HOME and Community Development Block Grant (CDBG) programs and the Redevelopment Agency set-aside for affordable housing. Of highest priority, is the update on the search for an acquisition and rehabilitation development by nonprofit housing developer, Eden Housing, as directed by Council in August 2007.

Recommendation: No action is requested.

14. Policy Items

None.

15. Adjournment