



HOUSING AND REDEVELOPMENT COMMISSION

Wednesday, March 10, 2010

REGULAR MEETING

Council Chambers
Vallejo City Hall
555 Santa Clara Street

7:00 P.M.

A G E N D A

COMMISSIONERS
Mike Urick, Chair
Mustafa Abdul-Ghane, Vice Chair
Charles Brown III
Robert Bryant
Richard Burnett
Earnestine Lawson

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
 - a. Minutes of Regular Meeting of January 7, 2010
 - b. Minutes of Regular Meeting of February 4, 2010

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.

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

6. Presentations

a. Report on Homelessness (As Requested by Chair)

Enclosed with the agenda is a report on homelessness in Vallejo, including information on programs currently funded by the City; and those programs delivered by non-profit organizations, administered by the County of Solano, and/or supported by Community Action Partnership of Solano (CAP Solano). The public is also invited to speak under this item. The information provided will assist staff in its preparation of the Five Year Consolidated Plan.

7. Community Concerns

This is an opportunity for residents to discuss items not on the agenda that are within the purview of the Commission. The Commission may not discuss or take action on these items, but may require that they be placed on a future agenda. If an item is not within the purview of the Commission, the person may be referred to the appropriate party.

8. Chair's Report

9. Committee Reports

a. Ad Hoc Committee on Commission By-Laws (Abdul-Ghaneer, Chair; Bryant; and Urick)

b. Ad Hoc Committee on Requests for FY 2010/2011 CDBG and HOME Program Funding (Bryant, Chair; Abdul-Ghaneer; and Lawson)

10. Staff Report

a. Information Bulletin

Enclosed with the agenda is the most recent National Community Development Association (NCDCA) Newsletter.

b. Commission Roster

Enclosed with the agenda is a revised Roster.

c. Commission Resolutions

Enclosed with the agenda are Resolution Nos. 10-1, 10-2, 10-3, and 10-4, adopted on February 4, 2010.

d. City Council Resolutions

Enclosed with the agenda are Resolution Nos. 10-029 and 10-049 N. C., adopted on February 9 and February 23, 2010, respectively.

11. New Business

a. Status Report on Acquisition/Rehabilitation Affordable Housing Project

At a joint meeting on May 5, 2009, the City Council, Housing Authority Board, and Redevelopment Agency Board directed staff to issue a Request for Proposals to affordable housing developers for the acquisition and rehabilitation of at least fifteen rental housing units. Domus Development, LLC, a for-profit developer with affordable housing experience, was selected. Domus has begun preliminary due diligence on a project that is designed to meet the Redevelopment Agency's Buchongo Settlement Agreement requirements; expend Neighborhood Stabilization Program (NSP) funds in a timely manner; revitalize an historic, downtown building; and enable the City to match 25 percent of Federal HOME Program funds with those from a non-Federal source, a HOME Program requirement. For more information, a staff report is enclosed with the agenda.

Staff Recommendation: Review the Buchongo Eligible Rental Project during its initial planning stages and provide feedback to staff and the developer.

b. Housing Authority of the City of Vallejo Five Year and Annual Plan, FYs 2010-2015

The U. S. Department of Housing and Urban Development (HUD) requires Housing Authorities to prepare Five Year and Annual Plans for the Housing Choice Voucher Program, the primary activity delivered by the Housing and Community Development Division. Staff has prepared the draft Five Year Plan for FYs 2010/2011 through 2014/2015, (beginning July 1, 2010, and ending June 30, 2015), which is enclosed with the agenda, and which provides details regarding affordable housing needs in Vallejo, and the Housing Authority's goals and immediate operations. On April 13, 2010, the Housing Authority Board is scheduled to hold a public hearing to receive comments on the Plan, and then adopt the Plan. This Plan must be submitted to HUD by not later than April 16, 2010. For more information, a staff report is enclosed with the agenda.

Staff Recommendation: Review the draft Five Year Plan for FYs 2010-2015, and recommend its approval by the City of Vallejo Housing Authority Board of Commissioners.

c. Housing and Redevelopment Commission By-Laws

Enclosed with the agenda are proposed Commission By-Laws. This document has been developed by an Ad Hoc Committee, with assistance from staff.

Ad Hoc Committee Recommendation: Adopt the By-Laws.

12. Old Business

a. Community Land Trust

At a joint meeting on May 5, 2009, the City Council and Housing Authority Board directed staff to issue a Request for Proposals to identify an entity to administer a Community Land Trust (CLT) that would address foreclosed housing units in Vallejo. Staff issued a Request for Qualifications in August, 2009, and vetted two respondents, Vallejo Neighborhood Housing Services, Inc., (VNHS), and Solano Napa Habitat for Humanity. In February, 2010, the Commission considered a recommendation from staff to appropriate \$25,000 in technical assistance in order to build the capacity of VNHS for its eventual operation of a CLT, and voted 2-4-0, against. Since the February meeting, staff has received new information from VNHS, and now recommends an alternative approach to improve affordable homeownership opportunities in Vallejo. For more information, a staff report is enclosed with the agenda.

Staff Recommendation: Work with VNHS, an important partner in the implementation of the City's homeownership program, to increase its capacity. Revisit the concept of a Community Land Trust in early 2011.

13. Comments of Commissioners

14. Adjournment