



# AGENDA

## HOUSING AND COMMUNITY DEVELOPMENT COMMISSION REGULAR MEETING – 7:00 P.M

Al Roberson, Chairperson  
Robert Bryant, Vice Chair  
Tara Beasley-Stansberry  
Charles Brown III  
S. Bre Jackson  
Christina Rodriguez

City Hall  
Council Chambers  
555 Santa Clara Street  
Vallejo, CA 94590

**THURSDAY, OCTOBER 3, 2019**

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 Housing and Community Development Commission without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Pursuant to the Government Code Section 54954.3 (The Brown Act), members of the public shall be afforded the opportunity to speak on any agenda item of interest to them provided they are first recognized by the presiding officer. Members of the public wishing to be so recognized are requested to submit a completed speaker card to the Secretary prior to the consideration of the item.

Those wishing to address the Housing and Community Development Commission on any matter for which another opportunity to speak is not provided on the AGENDA but which is within the jurisdiction of the Commission to resolve may come forward to the podium during the "COMMUNITY FORUM" portion of the AGENDA.

Members of the public have the right to speak on any item on this agenda. Those wishing to address the Housing and Community Development Commission: 1) during the Community Forum are limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300; and 2) on a Consent Calendar item are limited to three minutes pursuant to Vallejo Municipal Code Section 2.02.310.

**Notice of Availability of Public Records:** All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the Housing and Community Development Commission will be available for public inspection at the Vallejo Housing Authority, 200 Georgia Street, at the same time that the public records are distributed or made available to the Housing and Community Development Commission. Such documents may also be available on the City of Vallejo website at [www.cityofvallejo.net](http://www.cityofvallejo.net) subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (707) 648-4507, TDD (707) 649-3562.

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	The 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. The Vallejo Housing and Community Development Division may be contacted as follows: Tel: (707) 648-4507, Fax: (707) 648-5249, or e-mail: <a href="mailto:chari.barrera@cityofvallejo.net">chari.barrera@cityofvallejo.net</a> . 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.
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1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **SWEARING IN OF NEW COMMISSIONERS**
4. **ROLL CALL**
5. **APPROVAL OF AGENDA**
6. **APPROVAL OF MINUTES**

- A. Regular Meeting of June 6, 2019
- B. Regular Meeting of September 5, 2019

**7. REPORT OF PRESIDING OFFICER AND MEMBERS OF THE COMMISSION**

**8. SECRETARY’S REPORT**

**9. COUNCIL LIAISON’S REPORT**

**10. COMMUNICATIONS AND PRESENTATIONS**

**11. COMMUNITY FORUM**

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 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.

**12. CONSENT CALENDAR**

**13. PUBLIC HEARINGS**

- A. Neighborhood Stabilization Program (NSP) Substantial Amendment

The City has allocated NSP funds to Community Housing Development Corporation (CHDC) for the acquisition of a vacant parcel to construct Sonoma Estates. Sonoma estate will be eleven for-sale housing units for qualified first-time homebuyer households at or below 120 percent of the area median income. To this end, it is necessary at this time to amend the City’s NSP1 and NSP3 Action Plans to add the activities related to the Sonoma Estates development.

For more information, a staff report is enclosed with the agenda.

Recommendation: Conduct a public hearing. By motion, recommend approval by the City Council of an NSP Substantial Amendment.

**14. ADMINISTRATIVE ITEMS**

- A. Recommendation to Approve Amended and Restated Low and Moderate Income Housing Asset Fund (LMIHAF) Loan Agreement by and between the Housing Successor Agency of the City of Vallejo and Vallejo PSH, LP for the Planning, Development, and Construction of Permanent Supportive Housing at 2118 Sacramento Street, and 2134-36 Sacramento Street

It is appropriate at this time to make certain revisions to the Loan Agreement at Attachment No. 7, Preliminary Schedule for Development, due to changes in the performance schedule that have occurred since the Board approved the Agreement in June, 2018.

For more information, a staff report is enclosed with the agenda.

Recommendation: By motion, recommend approval by the Housing Successor Agency of an Amended and Restated LMIHAF Loan Agreement with Vallejo PSH, LP for the Sacramento Street Housing Project.

- B. Recommendation to Approve HOME Investment Partnerships Program Loan Agreement by and between the City of Vallejo and Vallejo PSH, LP for a Permanent Supportive Housing Development at 2118 Sacramento Street and 2134-36 Sacramento Street

Eden Housing, Inc. dba Vallejo PSH, LP, intends to construct 75 new units of permanent supportive housing for homeless persons at the project site, using a variety of funding sources. Staff and Eden Housing have recently agreed to the terms of a HOME Program Loan Agreement in the amount of \$2,186,710.

For more information, a staff report is enclosed with the agenda.

Recommendation: By motion, recommend approval by the City Council of a HOME Program Loan Agreement with Vallejo PSH, LP for the Sacramento Street Housing Project.

- C. Nomination and Election of Officers

Section 1.01 of the Commission's Rules of Order and Procedure state that the Commission shall elect a Chair and Vice Chair at the first regular meeting of the new fiscal year, or starting July 1. New Officers were not nominated and elected at the regular September meeting of the Commission.

Pursuant to the Rules of Order and Procedure, no Commissioner may serve more than two consecutive one-year terms as Chair or Vice Chair. Commissioner Roberson is ineligible to serve another term as Chair. Commissioner Bryant is ineligible to serve another term as Vice Chair.

The Brown Act expressly prohibits secret ballots.

Recommendation: Nominate and elect a Chair and a Vice Chair.

**15. POLICY ITEMS**

**16. ADJOURNMENT**

**AFFIDAVIT OF POSTING**

I, Chari Barrera, Housing and Community Development Commission Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Housing and Community Development Commission, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5: 00 p. m. on September 30, 2019.

Dated: \_\_\_\_\_

9/30/2019



Chari Barrera, Secretary