

AGENDA



HOUSING AND COMMUNITY DEVELOPMENT (HCD) COMMISSION SPECIAL MEETING

**MONDAY, OCTOBER 7, 2024
8:00 P.M.
COUNCIL CHAMBERS
555 SANTA CLARA STREET
VALLEJO, CA 94590**

Jared Bunde
S. Bre Jackson, Chair
Cassandra James
Tonia Lediju, Vice Chair
Dennis Patrick

**Members of the public will be able to participate in person or remotely via Zoom.
City Hall and the Council Chambers will be open to members of the public
30 minutes prior to the start of the meeting.**

IMPORTANT NOTICE REGARDING THE OCTOBER 7, 2024 HCD COMMISSION MEETING

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 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 of the Commission prior to the consideration of the item.

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 on an Action Calendar item are limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.

PUBLIC COMMENT: Members of the Public may provide public comments during the Housing and Community Development Commission. Hybrid options are available for members of the public to participate.

- In person
- Via Zoom (<https://ZoomRegular.Cityofvallejo.net>)
- Via phone, by dialing (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to digitally raise your hand from the phone

In-person speakers will be recognized first. For additional instructions on how to speak remotely during public comment, please visit www.cityofvallejo.net/publiccomment.

VIEW THE MEETING: There are four different ways you can view this public meeting:

- In person
- Watch Vallejo local channel 28
- Stream from the City website: www.cityofvallejo.net/Streaming
- Join the Zoom webinar: <https://ZoomRegular.Cityofvallejo.net>

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 Housing and Community Development Department, 200 Georgia Street, Vallejo, CA 94590 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 subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (707) 648-4507, TDD (800) 735-2929.

ADDITIONAL CITY INFORMATION

Members of the public can:

Like us on Facebook and Instagram ([@cityofvallejo](https://www.facebook.com/cityofvallejo))

LinkedIn: [Linkedin.com/company/city-of-vallejo](https://www.linkedin.com/company/city-of-vallejo)

Sign up to receive City Communications via e-mail (www.cityofvallejo.net/subscribe)

Sign up for emergency alerts at: alertsolanoc.com



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at dawn.abrahamson@cityofvallejo.net. Notification at least 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting. [28 CFR.35.102.35.104 ADA Title II]. The Vallejo Housing and Community Development Department may be contacted as follows: Tel: (707) 553-7204, Fax: (707) 648-5249, or e-mail: chari.francisco@cityofvallejo.net. 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.

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. ROLL CALL****4. PRESENTATIONS** - None.**5. REPORT OF THE CITY COUNCIL LIAISON**

The City Council Liaison may, from time to time, wish to make announcements and report on items of activity that may be of interest to the Commission and the general public.

6. COMMUNITY FORUM

The Community Forum is an opportunity to address the Commission on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Commission to resolve. If an item is not within the purview of the Commission, the person may be referred to the appropriate party. Members of the public wishing to address the Commission may do so:

- *In-person by signing in to the Public Speaker's kiosk located in the back of the Council Chambers*
- *By Zoom: (<https://ZoomRegular.Cityofvallejo.net>),*
- *By Phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to raise your hand digitally from the phone.*

Each speaker participating under the Community Forum shall be limited to a maximum of three minutes pursuant to Vallejo Municipal Code Section 2.02.300. In-person speakers will be recognized first. For additional instructions on how to speak during public comment, please visit www.cityofvallejo.net/publiccomment.

7. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Members of the public wishing to address the Commission on Consent Calendar items may do so:

- *In-person by signing in to the Public Speaker's kiosk located in the back of the Council Chambers*
- *By Zoom: (<https://ZoomRegular.Cityofvallejo.net>),*
- *By Phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to raise your hand digitally from the phone.*

Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.02.310. Requests for removal of Consent Items received from the public are subject to approval by a majority vote of the commission. Items removed from the Consent Calendar will be heard immediately after approval of the Consent Calendar and the Agenda. In-person speakers will be recognized first.

8. CONSENT CALENDAR AND APPROVAL OF AGENDA

Upon motion of any Commissioner, all items placed upon the consent calendar may be acted upon collectively, and each shall be deemed to have received the action recommended by the Secretary or City Attorney; except that if any Commissioner objects to the placement of an item on the consent calendar, or if any member of the public wishes to address the Commission on any such item, the item shall be removed from the consent calendar and shall be heard and acted upon in its proper place on the agenda as designated by the Presiding Officer.

A. APPROVAL OF AGENDA

After making changes in the agenda, if any, as permitted under these rules of order and procedure, the Commission shall approve the agenda which shall constitute the agenda of business to be considered at the meeting. The motion offered to approve the agenda shall include the adoption of the consent calendar.

B. APPROVAL OF MINUTES

1. August 1, 2024 – Regular
2. September 12, 2024 – Special

C. OTHER CONSENT ITEMS - None**9. ACTION CALENDAR**

Members of the public wishing to address the Commission on Action Calendar items may do so:

- *In-person by signing in to the Public Speaker's kiosk located in the back of the Council Chambers*
- *By Zoom: (<https://ZoomRegular.Cityofvallejo.net>),*
- *By Phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to raise your hand digitally from the phone.*

Each speaker is limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420. In-person speakers will be recognized first.

A. RECOMMENDATION FOR PROJECT-BASED VOUCHER AWARD AND AGREEMENT TO ENTER INTO A HOUSING ASSISTANCE PAYMENT CONTRACT EXECUTION FOR NEW CONSTRUCTION PROJECT

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

Recommendation: Recommend through a resolution by the Housing and Community Development Commission to the Housing Authority of the City of Vallejo Housing Authority Board of Directors to award PBV ninety-seven project-based vouchers and approve the execution of the Project Based Voucher Agreement to Enter into a Housing Assistance Payment (AHAP) contract with Community Housing and Development Corporation for the properties located at 720, 726, and 759 Sonoma Blvd, Vallejo, CA 94590 commonly known as Sonoma Estates.

B. RECOMMENDATION FOR PROJECT-BASED VOUCHER AWARDS AND HOUSING ASSISTANCE PAYMENT CONTRACT EXECUTION FOR EXISTING HOUSING UNITS

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

Recommendation: Recommend through a resolution by the Housing and Community Development Commission to the Housing Authority of the City of Vallejo Housing Authority Board of Directors to award PBV vouchers and approve the execution of the Project Based Voucher Housing Assistance Payment (HAP) contract with Sereno Village Associates L.P. and Vallejo Housing Collaborative, LLC.

Recommendation to ratify the following awards for existing housing conditioned upon the project meeting all HUD requirements and other required financing.

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City of Vallejo Housing and Community Development Commission

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Sereno Village Apartments:

Thirty-one (31) project-based vouchers (PBV) to Sereno Village Associates L.P. for Sereno Village Apartments located at 750 Sereno Drive, Vallejo, CA 94589.

Vallejo Housing Collaborative, LLC:

Three (3) project-based vouchers (PBV) as assigned to the following properties:

One (1) PBV voucher located at Idora House 209 Idora Avenue, Vallejo, CA 94589

Two (2) PBV vouchers located at Florida House 1215 Florida Street, Vallejo, CA 95490

10. WRITTEN COMMUNICATIONS

Written communications from the public will be received and filed. Written communications regarding items on the agenda will be noted at the time the item is considered.

11. REGULAR REPORTS

A. REPORT OF THE SECRETARY

The Secretary may, from time to time, report on items that may be of interest to the Commission and the general public.

B. REPORT OF THE CITY ATTORNEY

The City Attorney may, from time to time, report on items that may be of interest to the Commission and the general public.

C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

The Presiding Officer and any Commissioner may, from time to time, wish to make certain announcements, request information from staff and report on items of activity that may be of interest to the Commission and the general public.

D. REPORT OF SUBCOMMITTEES

12. OTHER AGENDA ITEMS -None

13. ADJOURNMENT

AFFIDAVIT OF POSTING

I, Chari Francisco, 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 City of Vallejo Housing and Community Development Commission, at the time and in the manner prescribed by law and that this agenda was posted at Vallejo City Hall, 555 Santa Clara Street, Vallejo, California at 5:00 p.m. on October 4, 2024.

Dated **October 4, 2024**

Chari Francisco, Secretary

