



HOUSING AND REDEVELOPMENT COMMISSION

Thursday, February 4, 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-Ghanee,
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

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. 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.

7. Chair's Report

8. Committee Reports

- a. Ad Hoc Committee on Commission By-Laws or Rules of Order
- b. Ad Hoc Committee on Requests for FY 2010/2011 CDBG and HOME Program Funding

9. Staff Report

a. Information Bulletin

Enclosed with the agenda is a copy of the most recent National Community Development Association (NCDA) Newsletter.

10. New Business

a. Consideration of Amendments to FY 2009/2010 CDBG Program Budget

The City is required to expend its CDBG Program funds in a timely manner. To accomplish this, staff recommends the reallocation of CDBG Program funds to activities that need additional funding at this time, as follows: (1) \$208,488 from Housing Development to Homebuyer Loan Assistance, (2) \$50,000 from the Contingency Account for the installation of curb ramps, and (3) \$45,000 from the Contingency Account for street improvements in the Country Club Crest. For more information, a staff report is enclosed with the agenda.

b. Consideration of Amendments to FY 2008/2009 Agreement with VNHS, Inc.

In 2009, the City allocated \$1 million of its Neighborhood Stabilization Program (NSP) funds to Vallejo Neighborhood Housing Services (VNHS) to provide down payment assistance loans to qualified families purchasing foreclosed properties. Since the inception of NSP, staff and VNHS have found that additional NSP funds are needed for the acquisition and

rehabilitation of foreclosed properties, prior to resale.

VNHS has also received HOME Program funds from the City, primarily to provide down payment assistance. Twenty-five percent of HOME Program funds that are expended on project costs must be matched by the City, with non-Federal funds. In FYs 2008/2009 and 2009/2010, the City has experienced challenges in identifying and providing an adequate level of match. Conversely, the City's CDBG Program does not have this requirement.

To address these issues, and further the success of the City's NSP and HOME Programs, staff and VNHS have come to terms on amendments to the Agreement, including: (1) reallocating \$800,000 of the \$1 million in NSP down payment assistance funds for acquisition and rehabilitation; (2) allocating \$208,488 in CDBG Program funds for down payment assistance; and (3) other related items. For more information, a staff report is enclosed with the agenda.

c. Consideration of Agreement with Solano-Napa Habitat for Humanity, Inc.

On May 5, 2009, the City Council authorized staff to issue a Request for Proposals to select a developer to facilitate the acquisition and rehabilitation of at least four single family homes, using Neighborhood Stabilization Program (NSP) funds. The NSP program is a component of the Housing and Economic Recovery Act of 2008 (HERA), and provides funding for the acquisition and rehabilitation of foreclosed properties which have been vacant for at least 90 days. A Request for Proposals was issued on August 13, 2009, which produced seven respondents. Staff recommends that the City execute an Agreement with Solano-Napa Habitat for Humanity, Inc., which provides \$727,609 in NSP funding to facilitate the NSP program.

d. Consideration of a Community Land Trust and Identification of a Non-Profit Organization to Administer a Community Land Trust

On May 5, 2009, the City Council authorized staff to issue a Request for Proposals to identify a non-profit organization to administer a Community Land Trust (CLT). A Request for Qualifications was issued on August 31, 2010, with two respondents. Staff recommends that the City Council consider allocating \$25,000 of Housing Authority reserve funds for Technical Assistance to VNHS, and execute a performance based CLT contract with Vallejo Neighborhood Housing Services, which establishes clearly defined benchmarks, prior to the release of an additional \$2,415,762 in Housing Authority reserve, CDBG, and CHDO funds to support a CLT.

e. Consideration of the California Comprehensive Residential Building Retrofit Program

The U.S. Department of Energy has allocated the California Energy Commission \$226 million in American Recovery and Reinvestment Act (ARRA) funding for a State Energy Program (SEP). State law authorizes the Energy Commission to use these SEP funds for energy efficiency, energy conservation, renewable energy, and other energy related projects and activities authorized by ARRA. The State of California issued a Request for Proposals focused on establishing comprehensive regional programs to implement energy retrofits in existing residential buildings. The City of Vallejo joined with the cities of Vacaville, Benicia, and Rio Vista to respond to the Request for Proposals. If the funds are awarded, the State will require City Council authorization of a Comprehensive Residential Building Retrofit program by March 2010. Staff proposes that the Commission recommend adoption of a resolution authorizing the City Manager, or his designee, to submit a California Comprehensive Residential Building Retrofit program grant application to the State.

11. Comments of Commissioners

12. Adjournment