

**MEETING OF THE HOUSING AND REDEVELOPMENT COMMISSION
OF THE CITY OF VACAVILLE
MINUTES
SEPTEMBER 17, 2008**

The regular meeting of the Housing and Redevelopment Commission of the City of Vacaville was held at Vacaville City Hall, 650 Merchant Street, Conference Room A/B Vacaville, CA 95688. Commission Chair, Pat Gideon, called the meeting to order at 5:45 pm.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL:

Present: Pat Gideon, Chairperson
Benjamin Amos
Steve Kappel
Suzanne Clark
Denise Suihkonen
Bob Meador

Absent: Dorothy Locke (Excused)

Staff Present: Cyndi Johnston, Director of Housing & Redevelopment
Terry Rogers, Deputy Director of Housing & Redevelopment
Emily Cantu, Housing & Redevelopment Project Coordinator
Anne Putney, Housing & Redevelopment Program Administrator

Others: Jean Price, Citizen
Kari Haile, Regional Manager, John Stewart Property Management Co.
Steve Mc Elroy, Vice President, John Stewart Property Management Co.
Ernest Kimme, Vice Chair, Vacaville Community Housing
Stephen Leonetti, Chair, Vacaville Community Housing
Charles Learned, Executive Director, Vacaville Community Housing

3. APPROVAL OF MINUTES

Motion: To approve the minutes of the Housing and Redevelopment Commission meeting of August 20, 2008, as submitted. Approved: Suihkonen /Clark, unanimous.

4. APPROVAL OF AGENDA

The following corrections to the agenda of September 17, 2008 were recommended.

Under Reports, item 8A – Vacaville Community Housing Accomplishments 2006-2007 the agenda and the subject line of the report should be corrected to read Vacaville Community Housing Accomplishments 2006-2008.

Motion: To approve the agenda of the Housing and Redevelopment Commission Meeting of September 17, 2008, as amended. Approved: Amos/Suikonen, unanimous.

5. CORRESPONDENCE None

6. BUSINESS FROM THE FLOOR None

7. PUBLIC HEARINGS None

8. REPORTS

A. VACAVILLE COMMUNITY HOUSING ACCOMPLISHMENTS 2006-2008

Mr. Charlie Learned reported on Vacaville Community Housing's (VCH) many changes and accomplishments over the last two years. Mr. Learned said VCH has successfully acquired and rehabilitated a 51 unit complex on Meadows Court and an 11 unit complex at the corner of Markham Avenue and Gable Street known as Vacaville Highlands. Both complexes completed the Crime Prevention Through Environmental Design (CPTED) for property safety improvements and have also been certified in the City's Crime Free Multi-

Housing program (CFMH). Mr. Learned added that VCH has been working closely with the Redevelopment Agency to relocate the Opportunity House to a site on Bennett Hill Court.

Ms. Johnston said VCH has been working very hard over the last couple of years and has been a good partner with the Agency. VCH works diligently with the Police Department by submitting every applicant and application for review. Ms. Johnston said VCH is assertive in making sure that tenants have a safe and pleasant living environment and those who cause problems are asked to leave. Ms. Johnston added that the Agency is very impressed with the work VCH is doing to generate Reserves for keeping the properties maintained.

VCH plans on expanding its organizational capacity and to restructure the Board of Directors by including local business and private party participants. Mr. Stephen Leonetti and Mr. Ernest Kimme asked for the City's support for its plans to restructure the VCH Board with the appointment of a representative from the Chamber of Commerce and/or the Mayor's office for a broader representation on the Board, relocate the homeless shelter, purchase Bay Development's interest in Vacaville properties, acquire the units on Bennett Hill Court recently acquired by the Agency as part of the homeless shelter, restructure the 15 year debt service into 55 year deferred debt on the Willows and Orchards-Maples apartments, and acquire the Agency's Callen Street properties.

Ms. Johnston informed the Commission that the Agency will work with VCH on each project and bring back individual recommendations on each for consideration by the Commission and Council/Agency.

B. CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

Ms. Anne Putney gave a summary of the annual Consolidated Annual Performance and Evaluation Report (CAPER) for the City's entitlement of the Community Development Block Grant (CDBG). The CAPER is used to summarize the City's success in meeting the housing and community development strategies outlined in the HUD approved Consolidated Plan (2005-2010). Ms Putney said that goals for the Annual Action Plan were met for FY2007-2008. A draft of the CAPER is available for public review from September 8 through September 22, 2008.

C. SECTION 8 PROGRAM ACCOMPLISHMENTS (VERBAL ONLY)

Ms. Putney reported the Section 8 Program has once again received a perfect score through the Section Eight Management Assessment Program (SEMAP), HUD's system of self-audit. Ms. Putney stated that the Housing Authority has been designated as a "high performing" agency. This enables the Housing Authority to use a streamlined process to apply for funding.

Ms. Putney also stated that the Housing Authority has implemented the "Go Section 8.Com" program, conduct rent reasonableness to insure that the rents being charged by landlords are "in sync" with the rest of the market. The program also serves as a referral and resource list for both the tenants and the landlords. The Housing Authority is also working on implementing a program which would enable families to submit applications online.

9. BUSINESS

A. APPLICATION FOR THE "OPPORTUNITY HILL" PROJECT TO BE DESIGNATED AS A "PRIORITY DEVELOPMENT AREA" AND BE ELIGIBLE FOR FUTURE FUNDING THROUGH THE "FOCUS" PROGRAM

Ms. Emily Cantu reported on the "FOCUS" program, a Bay Area regional strategy addressing climate change, transportation, housing, economy and other issues that impact members of the seven Bay Area Counties. Ms. Cantu said FOCUS is currently accepting applications to be designated as a Priority Development Area. The Agency is applying to have the Opportunity Hill project area designated which will enable it to compete for future funding for infrastructure improvements and transit. Ms. Cantu said the Agency is asking the Housing & Redevelopment Commission to recommend approval for the submission of a resolution approving the application.

Motion: To recommend that the Redevelopment Agency of the City of Vacaville approve the resolution authorizing the submission of the application to receive Priority Development Area Designation for the Opportunity Hill project area. Approved: Clark/Amos, unanimous

10. DIRECTOR'S REPORT

Ms. Johnston reported on the following:

- The City and the Redevelopment Agency are working on "Rebuild the Wonder" to rebuild the playground in Andrews Park and are looking for volunteers. The Redevelopment Agency has funded the project with \$150,000.
- The State legislature passed the budget which includes a provision that would take \$2 million of Vacaville Redevelopment's money. Although the Governor has threatened to veto the budget, it is likely that the State take of Redevelopment funds will remain.
- The Commission meeting schedule for the balance of the year will be reviewed at in the October 22nd Commission meeting.
- Staff is working on the following:
 - The DVVID renewal process will begin in October and Bob Vollmer, the DVVID Executive Director will make a presentation to the Commission at its October meeting.
 - The Agency is considering purchasing the Vacaville Skating Center which would require that the Redevelopment Implementation Plan be amended. A public hearing on the amendment would be held in November.
 - Staff is working with Community Development on the new Housing Element of the General Plan and a public information meeting is tentatively scheduled for November 12th. Commission members will be invited to attend.

Ms. Johnston talked about the e-mail received from Commissioner Suihkonen related to gangs in the downtown area near Quick as a Flash. Ms. Johnston spoke with Police Chief Word and the Crime Suppression Team and as well as with the Code Compliance technicians and found there to be no activity or calls to that area for service or any property violations. Ms. Johnston asked Commissioner Suihkonen to encourage the property owner to contact the Police Department directly as any incidents occur.

Commissioner Clark asked about a rumor regarding the Nut Tree Family Park. She said she heard that rides are not repaired because the business that built the amusement park rides is often unable to locate parts needed for repairs. Ms. Johnston said she will check to see how often inspections are scheduled for the park rides and report back.

11. COMMISSIONER COMMENTS - None

12. ADJOURNMENT – There being no further business, the September 17, 2008, Housing and Redevelopment Commission meeting adjourned at 7:10 p.m. The next meeting will be held on October 22, 2008 at 5:45 p.m.

Respectfully submitted,
Elma Berry
Recording Secretary