



AGENDA

REGULAR MEETING OF THE HEMET HOUSING AUTHORITY

September 25, 2012

3:30 p.m.

www.cityofhemet.org

City of Hemet Council Chambers

450 E. Latham Avenue

Please silence all cell phones

**Notice: Members of the Public attending shall comply with the adopted Rules of Decorum in Resolution No. 4148. A copy of the Rules of Decorum are available from the City Clerk.*

Call to Order

Roll Call

ROLL CALL: Board Members Epps, Foreman and Youssef, Vice
Chairperson Smith and Chairperson Krupa

Closed Session

Notice of Opportunity for Public Comment

Members of the Public may comment upon any identified item on the closed session agenda. Since the Board's deliberation on these items is confidential, the Board and Staff will not be able to answer or address questions relating to the items other than procedural questions. At the conclusion of the closed session, the Agency Attorney will report any actions taken by the Board which the Ralph M. Brown Act requires to be publicly reported.

1. Conference with Legal Counsel - Anticipated Litigation
1 matter of significant exposure to litigation pursuant to Government Code section 54956.9(b)
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REGULAR SESSION

7:00 p.m.

Hemet Public Library Upstairs

300 E. Latham Avenue

Call to Order

Roll Call

ROLL CALL: Board Members Epps, Foreman and Youssef, Vice
Chairperson Smith and Chairperson Krupa

Agency Attorney Closed Session Report

2. Conference with Legal Counsel - Anticipated Litigation
1 matter of significant exposure to litigation pursuant to Government Code section 54956.9(b)

Notice to the Public

The Consent Calendar contains items which are typically routine in nature and will be enacted by one motion by the Board unless an item is removed for discussion by a member of the public, staff, or Board. If you wish to discuss a Consent Calendar item please come to the microphone and state the number of the item you wish to discuss. Then wait near the lectern. When the Chairperson calls your item give your last name, and address, then begin speaking. You will have three minutes at that time to address the board.

Consent Calendar

3. **Approval of Minutes** - June 17, 2012

Communications From the Public

Anyone who wishes to address the Housing Authority regarding items not on the agenda may do so at this time. As a courtesy, please complete a Request to Speak Form, found in the Lobby of the Council Chambers or at the Secretary's Desk. Submit your completed form to the Secretary prior to the beginning of the meeting. Presentations are limited to three minutes in consideration of others who are here for agenda items. Please come forward to the lectern when the Chairperson calls upon you. When you are recognized, you may proceed with your comments.

****Notice: Members of the Public attending shall comply with the adopted Rules of Decorum in Resolution No. 4148. A copy of the Rules of Decorum are available from the City Clerk.***

State law prohibits the Housing Authority from taking action or discussing any item not appearing on the agenda except for brief responses to statements made or questions posed by the public. In addition, they may, on their own initiative or in response to questions posed by the public, ask a question for clarification, provide a reference to staff or other resources for factual information, or request staff to report back to them at a subsequent meeting. Furthermore, a member of the Housing Authority or the Board itself may take action to direct staff to place a matter of business on a future agenda.

Future Agenda Items

If Members of the Housing Authority have items for consideration at the next Housing Authority meeting, please state the agenda item to provide direction to the Executive Director.

Adjournment

Adjourn to the next Housing Authority Meeting.



MINUTES

REGULAR MEETING OF THE HEMET HOUSING AUTHORITY

June 12, 2012

REGULAR SESSION

7:00 p.m.

City of Hemet Council Chambers

450 E. Latham Avenue

Call to Order

Chairperson Krupa called the meeting to order at 7:52 p.m.

Roll Call

PRESENT: Board Members Franchville and Youssef, Vice Chairperson Smith and Chairperson Krupa

ABSENT: Board Member Foreman

Consent Calendar

1. **Approval of Minutes** - December 13, 2011
2. **Approval of Minutes** - January 10, 2012
3. **Recommendation by Community Investment Department** - Subordination Agreement for Village Meadows Apartments
 - a. Adopt a resolution acting in its capacity as the Successor Agency to the former Hemet Redevelopment Agency authorizing the Executive Director to execute any and all documents necessary to perfect subordination of former Redevelopment Agency loan to Hemet Leased Housing Associates 1, a Limited Liability Partnership, for the rehabilitation of Village Meadows Apartments. **Resolution No. 0016**

Item No. 3 was removed from the Consent Calendar. **Vice Chairperson Smith moved and Board Member Franchville seconded a motion to approve the remaining Consent Calendar items as presented. Motion carried 4-0.**

Item No. 3

John Jansons, Community Investment Director, in November 2010, the Agency approved subordination for the acquisition and construction loans at the time and agreed to further subordination requests, as long as there was no equity cashed-out and, only for the purpose of Hemet Leased Housing Associates I, converting and acquisition debt to permanent financing once the project was completed as is now the case.

Chairperson Krupa, asked about future liability for the Housing Authority or City of Hemet with the dissolution of the RDA.

Mr. Jansons, if the project defaults to the senior lender and there is insufficient money to pay off the loan, the Agency has leant the money and it is gone. However, the loan did clean up a blighted area. The goal is for the project to remain healthy. The State of California is the senior lender on the project. As long as they adhere to the State's requirements our investment is protected.

Board Member Youssef moved and Board Member Franchville seconded a motion to approve this item as presented. Motion carried 4-0.

Communications From the Public

There were no communications from the public at this time.

Future Agenda Items

There were no future agenda items requested at this time.

Adjournment

Adjourned at 7:57 p.m.