



MINUTES

REGULAR MEETING OF THE HEMET HOUSING AUTHORITY

April 9, 2013

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 8:30 p.m.

Roll Call

PRESENT: Board Members Smith, Wright and Youssef, Vice Chairperson Milne and Chairperson Krupa

ABSENT: None

Consent Calendar

1. **Approval of Minutes** – December 11, 2012

Board Member Youssef moved and Board Member Smith seconded a motion to approve the Consent Calendar as presented. Motion carried 5-0.

Communications from the Public

There were no communications from the public presented at this time.

Discussion/Action Items

2. **Neighborhood Stabilization Program Update and Achievement Plan** – Community Investment Director Jansons
 - a. Receive and update on status of the Neighborhood Stabilization Program (NSP 1 and NSP 3); and
 - b. Consent to Achievement Plan to fulfill close-out objectives and Program Requirements; and
 - c. Authorize Interim Executive Director to prepare and execute agreements to affect Achievement Plan and transfer real property as required; and
 - d. Transmit copy of the report and additional documents as needed to Successor Agency, Oversight Board and City Council as needed regarding former Redevelopment Agency project and real property.

Adam Ellison, CivicStone, gave the Board a powerpoint presentation on the progress made with the NSP 1 and NSP 3 funds. In 2009, the City Council approved Riverside Housing & Development Corporation at the City's partner for non-single family rehabilitation projects. By 2011, the City and Housing Authority had acquired 11 properties for rehabilitation by RHDC using both the NSP Program 1 and 3 funds. Program funds expire July 30, 2013 and 2014, NSP regulations require that 25% of the total grant amount be spent on projects that assist households earning 50% of the area median income.

Bruce Kulpa, Riverside Housing Development Corporation (RHDC), gave the Board a powerpoint presentation on successful projects in Riverside County similar to Mobley Lane. RHDC has been successful with their property acquisitions and rehabilitations on Orange Blossom Lane in East Hemet. There are 11 properties on Mobley Lane owned by the Housing Authority. The property rehabilitation begins to set a standard other property owners will either get on board or get out. Current pictures of Mobley Lane were displayed as well as an aerial. Pictures of the proposed improvements were displayed. The improvements include flowerbeds, signage and green space. The front property would become the leasing office with a tot lot.

Board Member Youssef, Mobley Lane has been a problem since day one. There are still a few owners. Board Member Youssef asked if they have experienced a decrease in the property values due to the existing properties owners lack of interest in upgrading.

Mr. Kulpa, normally there is an increase in property values which is a benefit to the existing property owners. The rents are reduced based on the formula to keep them affordable which makes it difficult for them to compete. Mr. Kulpa explained their screening process.

Chairperson Krupa, the current property owners are not interested in selling but would like us to clean up our property. Chairperson Krupa asked if this project would impact the City's RHNA's.

Deanna Elliano, Community Development Director, confirmed that the City would get credit toward its RHNA's.

Eric Vail, City Attorney, staff will come back with a proposed agreement between the Housing Authority and RHDC for your consideration. At the end of the day RHDC will own the property, not the Housing Authority any longer. Staff is looking for direction from the Board to move forward.

Board Member Youssef moved and Board Member Wright seconded a motion to approve this item as presented. Motion carried 5-0.

Future Agenda Items

There were no future agenda items requested at this time.

Adjournment

Adjourned at 9:11 p.m.

